

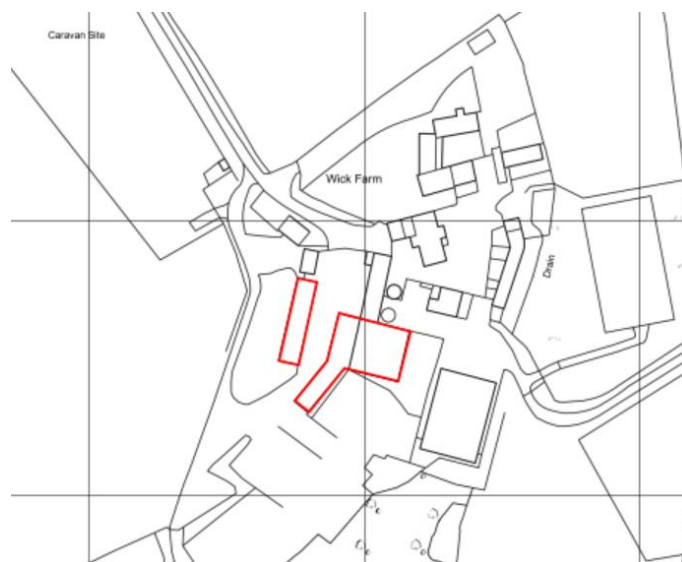
DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03207
APPLICATION TYPE:	Prior Approval: Demolition
SITE ADDRESS:	Wick Farm, Wick Lane, Lacock, Chippenham, SN15 2LU
DEVELOPMENT DESCRIPTION:	Demolition of agricultural buildings
RECOMMENDATION:	Prior Approval Required and Granted with Conditions

PROPOSAL

The application seeks prior approval for the proposed demolition of agricultural buildings and the subsequent restoration of the site. As detailed within the submitted Planning Statement, the buildings subject to demolition are metal steel framework, concrete blockwork under a corrugated roof. Once these buildings are removed, the walls of the adjacent building will be made good and the site will be restored to hardstanding. Should any hardstanding be required to be removed, the restored area will be finished with topsoil and seeded or otherwise returned to an agricultural/landscaped condition.

The extract below demonstrates the location of the buildings subject to demolition within the existing farmstead:



SITE DESCRIPTION/CONTEXT

The site known as Wick Farm is located directly off of Wick Lane, which runs west from the A350 on the outskirts of Lacock. The site is largely rural, bound by open countryside, whilst the farmstead comprises a variety of out buildings and listed buildings, including Grade II* Barn (to the NW of the site) and Grade II stable and barn adjacent to one of the agricultural

buildings subject to demolition. The site displays varied built form, including typical open-sided agricultural structures.

PLANNING HISTORY

Proposal / Summary
N/99/02689/LBC - Listed building consent – DEMOLITION OF GARDEN STORE AND CONSTRUCTION OF NEW STORE AND LAUNDRY FOR EXISTING HOLIDAY ACCOMMODATION
N/94/00503/FUL - Full planning permission Decision - Approved Date: 10/5/1994 – 2 NO AGRICULTURAL BARNS 2 NO AGRICULTURAL BARNS
N/03/03086/LBC - Listed building consent Decision - Approve with Conditions Date: 25/6/2004 – INTERNAL AND EXTERNAL ALTERATIONS AND SINGLE STOREY EXTENSION TO AGRICULTURAL BUILDINGS TO CONVERT TO THREE WORKSHOP UNITS
N/99/02683/FUL - Full planning permission Decision - Unknown Date: 29/2/2000 – CONSTRUCTION OF LAUNDRY /GARDEN STORE FOR EXISTING HOLIDAY ACCOMMODATION
N/03/02910/COU - Full planning permission Decision - Approve with Conditions Date: 25/6/2004 – CHANGE OF USE OF VACANT AGRICULTURAL BUILDINGS TO THREE WORKSHOP UNITS
N/92/02008/FUL - Full planning permission Decision - Approved Date: 18/12/1992 – ERECTION OF A BLOCK OF FOUR STABLES STABLE BLOCK
N/93/00862/LBC - Listed building consent Decision - Approved Date: 21/1/1998 – REPLACEMENT WINDOWS TO FARMHOUSE REPLACE WINDOWS TO FARMHOUSE
N/90/01325/LBC - Listed building consent Decision - Approved Date: 20/8/1990 – REMOVE REMAINS OF DOVECOTE
15/08257/FUL - Full planning permission Decision - Disposed of Date: 25/5/2018 – Proposed Change of Use from Agricultural to Commercial Equestrian Use to include Stabling & Tack Rooms within Existing Building, All-Weather Riding Area & 2 Paddocks.
PL/2024/03419 - Prior notification: Building Decision - Prior Approval Not Required Date: 7/5/2024 – Steel Framed, Clad barn
PL/2024/11134 - Prior notification: Building Decision - Prior Approval Not Required Date: 13/1/2025 – Steel Frame Barn
PL/2025/05399 - Prior notification: Building Decision - Prior Approval Not Required Date: 25/7/2025 – Steel frame barn
PL/2025/06292 - Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses Decision - Prior Approval Refused Date: 22/9/2025 – Change of use of steel frame agricultural barn into two, two storey dwellings.
PL/2025/06320 - Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses Decision - Prior Approval Refused Date: 23/9/2025 – Change of use from steel frame agricultural barn into 1x two storey dwelling.
PL/2026/01300 - Full planning permission – Full application (retrospective) for the alteration and conversion of a former laundry / garden store to one 1-bed dwelling.
PL/2026/01303 - Full planning permission Decision - Refuse Date: – Full application (retrospective) for the partial rebuilding and conversion of agricultural buildings into 3 no dwellings.

N/92/02136/FUL - Full planning permission Decision - Approved Date: 2/1/1993 – CONVERSION OF BARN TO 2 NO HOLIDAY ACCOMMODATION UNITS CONVERT BARN TO RESIDENTIAL

N/92/02137/LBC - Listed building consent Decision - Approved Date: 1/2/1993 – CONVERSION OF REDUNDANT BARN TO 2 NO HOLIDAY FLATS INCLUDING ACCESS DRIVE AND PARKING AREA CONVERT BARN TO RESIDENTIAL
--

ISSUES

The application is submitted under Schedule 2, Part 11 Class B of the Town & Country Planning (General Permitted Development) (England) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 to determine whether or not the Local Planning Authority requires the prior approval for the proposed demolition of the identified agricultural buildings.

PLANNING CONSIDERATIONS

The application has been considered solely within the context of Schedule 2, Part 11 Class B of the Town & Country Planning (General Permitted Development) (England) Order 1995 (GPDO), whereby the legislation relates to the demolition of a building.

The application for demolition has been submitted with details of the location of the site and the specific buildings subject to demolition, as well as confirmation that a site notice has been displayed at the application site.

The proposal would satisfy the requirements of Schedule 2, Part 11, paragraph B1, (a) to (e), in that:

(a) the buildings have not been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;

(b) the demolition is not a “relevant demolition” as the site does not lie within a Conservation Area

(c) the buildings were not used as either a drinking establishment and/or with food provision

(d) the building was not used as a theatre, concert hall or venue for live music

(e) the building does not relate to a statue, memorial or monument, is not a listed building, nor an ancient scheduled monument, is not a cemetery or consecrated land or within the curtilage of a place of public worship, is not within the grounds of a museum or art gallery, nor within the curtilage of a dwellinghouse.

In this particular case, the applicant has provided the LPA a written description of the proposed methods for demolition, with justification that the demolition of the agricultural buildings would enhance the appearance of the farmstead and the siting of the listed buildings in proximity and would facilitate future restoration works within the farmstead.

Paragraph B.2 sets out the conditions which apply to development undertaken by Class B. The proposal is not demolition which is urgently necessary in the interests of safety or health and therefore paragraph B.2(a) is not applicable. In other respects, the most relevant conditions are discussed below.

B.2(b)(i) and (ii): The GPDO states that:

(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site;

(ii) an application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;

In this case, the applicant has applied to the LPA prior to demolition works taking place, with a full description of demolition methods and amenity controls (relating to dust, noise and vibration), as well as details regarding the proposed restoration works (which includes the improved setting of the listed buildings at the complex). Confirmation and photographic evidence has been provided to demonstrate that a site notice has been displayed at the application site, including details of the proposed demolition, applicant's details and contact details, and the date by which representations should be made to the LPA.

The application has not been supported by an Ecology Survey to identify or highlight either the presence of or any potential risk to birds or other protected species that may be present and use the buildings. However, precautionary measures are proposed with confirmation that a pre-commencement ecological check will be conducted prior to the commencement of works with the timing of demolition works controlled. Conditions are considered necessary to be included within this approval that requires compliance with the submitted details to ensure reasonable avoidance measures are implemented.

With regard to paragraph B.2(b)(vii), there is no suggestion that the demolition has commenced before the occurrence of details as contained within sub paragraphs (aa), (bb), (cc).

CONCLUSION

The Demolition Method Statement is considered acceptable in this instance, thereby meeting with the requirements of paragraph B.2 (b)(i) and (ii), and with no planning control for reasons of amenities or pollution are considered to be required. Since the details of the demolition have already been provided, in this instance, Prior Approval is required and can be granted.

RECOMMENDATION: Prior approval is REQUIRED and is GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Planning Statement received 19.05.26

Demolition Plan received 19.05.26

Location Plan received 19.05.26

REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

INFORMATIVES

1. Please note that all British bat species are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). This protection extends to individuals of the species and their roost features, whether occupied or not. If bats are discovered, all works should stop immediately, and a licensed bat worker should be contacted for advice on any special precautions before continuing (including the need for a derogation licence from Natural England).

2. Please also be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the Council Ecologists.

3. Barn Owls are included in Schedule 1 of the Wildlife & Countryside Act 1981. Within Part 1, Section 21 (1) the penalty for an offence involving a Barn Owl, its nest or egg, includes a fine of up to £5,000, or up to six months imprisonment, or both, per bird, nest or egg.

4. The applicant is advised that the building adjoining the application site is a listed building. Any damage arising to the listed building as a result of the demolition works should be made good using materials and workmanship appropriate to the historic character of the listed building. The granting of prior approval under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 does not authorise works to the listed building. Should repairs, alterations or other works affecting the character of the listed building be required, separate Listed Building Consent may be necessary.