

Application Number:	PL/2026/04938
Location:	Pickers Palmers Farm, Capps Lane, Heywood, Westbury, BA13 4NE
Proposal:	Convert barn 4 and barn 6 into 4 dwellings with external insulated cladding and external garden and parking space area

[BA13 4NE - Google Maps](#)

[Capps Ln - Google Maps](#)

Introduction and Proposal

The proposal seeks prior approval under Class Q for the conversion of barn 4 and barn 6 into 4no. dwellings comprising 1no.1-bed, 1no. 2-bed, 1no. 3-bed and 1no.4-bed units.

Highway Considerations

This Prior Approval application relates to the proposed conversion of existing agricultural buildings and has been submitted following previous consideration of the site under the Class Q process.

The submitted information has been reviewed, including the Planning Supporting Statement and Highway Technical Note. Having reviewed the revised submission, it is noted that no changes are proposed to the approved means of access, visibility splays, parking provision or internal manoeuvring arrangements previously assessed by the Highway Authority.

The proposal does not introduce any alterations to the site access, visibility arrangements, parking provision or internal manoeuvring arrangements that would give rise to new highway concerns. As such, it is considered that the highway and transportation impacts of the development have already been satisfactorily assessed and no additional highway concerns are therefore raised in respect of this submission.

It is therefore recommended that no highway objection is raised subject to the following conditions previously recommended in respect of the previous application, PL/2026/02089, being attached to any permission granted.

Conditions

No part of the development shall be first occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

Reason: In the interests of highway safety

Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

Reason: To ensure that the highway is not inundated with private water.

A recessed entrance having a minimum width of 5m shall be constructed 10m back from the carriageway edge and its sides shall be provided with 3m radii curves. The area between the entrance and the edge of carriageway shall be properly consolidated and surfaced (not loose stone or gravel) for which details shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety

No part of the development hereby permitted shall be first occupied until the access, turning area & parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter.

Reason: In the interests of highway safety.

Informative

The application involves amendments to the existing vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

Amanda Hall
Highways Development Management Engineer