



**The Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)**

**Prior approval Part 3 Class Q: Agricultural buildings to
dwellinghouses - Prior Approval Granted**

Application Reference Number: PL/2026/04938

Decision Date: 28/09/2026

Applicant:	Mr Vincent Pickers Palmers Farm, Capps Lane, Heywood, Westbury, Wiltshire, BA13 4NE
Particulars of Development:	Convert barn 4 and barn 6 into 4 dwellings with external insulated cladding and external garden and parking space area
At:	Pickers Palmers Farm, Capps Lane, Heywood, Westbury, BA13 4NE

The local planning authority has determined in this case that its prior approval will be required and that this prior approval is **GRANTED** subject to the following:

The proposed works are considered to fall within the scope of those permitted under Class Q of the GPDO. The development comprises alterations that are consistent with the conversion of the existing agricultural building to residential use, including the installation of new windows and doors, replacement cladding and roof coverings, and internal works such as flooring. These works are to be carried out within the existing structural frame, which is to be retained without modification.

In addition to the conditions of this decision, the Applicant's attention is drawn to the standard conditions set out within Article 3 and Schedule 2, Part 3, Class Q, paragraph Q.2(4) and paragraph W (12) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The site is located within the Salisbury Plain Special Protection Area (SPA) and within the 'Grey' and 'Yellow' zones of the adopted Trowbridge and Westbury Bat Mitigation Strategy (TWBMS) relating to areas at medium risk for habitat loss and increased pressure from recreational impacts.

The conversion to dwellings should be subject to an application submitted under Regulation 77 of the Conservation of Habitats and Species Regulations (2017)

The applicant should also note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a

suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply, and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>

For the avoidance of doubt, this determination of this prior approval has been made having regard to the following plans and documents:

Application Form received 6 August 2026
Existing Block – Drawing 2645-600 P1 received 6 August 2026
Existing Ground – Drawing 2645-601 P1 received 6 August 2026
Existing Elevations – Drawing 2645-602 P1 received 6 August 2026
Block Plan – Drawing 2645-603 P1 received 6 August 2026
Floor Plan Unit 7 - Drawing 2645-604 P3 received 6 August 2026
Floor Plan Unit 8 - Drawing 2645-605 P3 received 6 August 2026
Floor Plan Unit 9 - Drawing 2645-606 P3 received 6 August 2026
Floor Plan Unit 10 - Drawing 2645-607 P3 received 6 August 2026
Elevations - Drawing 2645-608 P2 received 6 August 2026
Sections – Drawing 2645-609 P3 received 6 August 2026
Highway Technical Note received 6 August 2026
Planning Supporting Statement received 6 August 2026

Nic Thomas - Director of Planning, Economy and Climate