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25 June 2020

PURSE CAUNDLE

Mrs J Montgomery
Brimble Lea & Partners
Wessex House
18 High Street
Gillingham
SP8 4AG

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (AS AMENDED)**

Dear Mrs Montgomery

Application No: WD/D/20/000991

Proposal: Change of use of agricultural building to dwelling (Use Class C3) and associated operational development

Location: BARN EAST OF CHURCH FARM, PURSE CAUNDLE, SHERBORNE, DT9 5DY

I refer to your notification as detailed above, as to whether the Council's Prior Approval is required for the proposed development under Class Q of Part 3 of Schedule 2 of the above Order.

The local planning authority has determined that it's **PRIOR APPROVAL IS REQUIRED AND IS HEREBY APPROVED.**

Subject to the following condition(s):

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

Location Plan - Drawing Number 19173-3A received on 28/04/2020

Existing Floor plans and Elevations - Drawing Number 19173-1A received on 28/04/2020

Proposed Floor plans and Elevations - Drawing Number 19173-2A received on 28/04/2020

REASON: For the avoidance of doubt and in the interests of proper planning.

2. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175.

Should any contamination be found requiring remediation, a remediation scheme shall be submitted to and approved by the Local Planning Authority. The approved remediation scheme shall be carried out to a timescale to be first agreed with the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared and submitted which is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure risks from contamination are minimised.

3. NOTE: This Prior Approval has been considered under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It has been permitted on the basis of the site solely being used for an agricultural use as part of an established agricultural unit in line with the requirements of the Order and specifically Class Q.1 (a)-(m).

It has also been permitted on the basis of the existing structure being converted as per the submitted plans/drawings. The applicant should note that any removal/demolition of the existing structure would render this Prior Notification application incapable of implementation as a conversion and that the requirements of Class Q.1 (a)-(m) should also be met.

Finally the Prior Notification has been determined based on the current information submitted at the time of the application. In the event that the site is sold on or there is a change in circumstances, any prospective purchaser should check whether the regulations continue to be met, and for the avoidance of doubt should consider the submissions of a further prior notification application if circumstances change.

NOTES TO APPLICANT

Yours sincerely



Mike Garrity
Nominated Officer