Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk

Wiltshire Council

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Whitewalls, Unit 4

Address Line 1

B4040 Bransdown Hill East To Whitewalls

Address Line 2

Address Line 3

Wiltshire

Town/city

Easton Grey

Postcode

SN16 0RD

Description of site location must be completed if postcode is not known:

Easting (x)

389115

Northing (y)

187602

Description

Unit 4, Whitewalls is an existing unit on the Whitewalls Industrial Estate, previously occupied by Moulder Joinery until they went into liquidation.

Applicant Details

Name/Company

Title

Mr

First name

William

Surname

Golding

Company Name

Crudwell Garage Ltd

Address

Address line 1

The Street

Address line 2

Crudwell

Address line 3

Town/City

Malmesbury

County

Wiltshire

Country

United Kingdom

Postcode

SN16 9EU

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

450.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

Change of use from a joinery workshop to a vehicle repair workshop including: MOT testing, servicing and repairs.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

This site was previously used by Moulder Joinery for light industrial business use associated with Carpentry and Joinery work. This company has since gone into administration and the site is now vacant.

Is the site currently vacant?

- [x] Yes
- [ ] No

If Yes, please describe the last use of the site

This site was previously used by Moulder Joinery for light industrial business use associated with Carpentry and Joinery work. This company has since gone into liquidation in January 2023 and the site is now vacant.

When did this use end (if known)?

27/01/2023

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- [ ] Yes
- [x] No

Land where contamination is suspected for all or part of the site

- [ ] Yes
- [x] No

A proposed use that would be particularly vulnerable to the presence of contamination

- [ ] Yes
- [x] No

Materials

Does the proposed development require any materials to be used externally?

- [ ] Yes
- [x] No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- [x] Yes
- [ ] No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cars

Existing number of spaces:
15

Total proposed (including spaces retained):
15

Difference in spaces:
0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [ ] Yes
- [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- [ ] Yes
- [x] No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

- [ ] Yes
- [x] No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- [ ] Yes
- [x] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing water course

☑ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer
☑ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

⊘ Yes
◯ No
◯ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

We will not be making any new connections. We will simply be using the existing system when we occupy the premises.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- [x] Yes
- [ ] No

If Yes, please provide details:

Existing contract with Hills Waste to be transferred from current premises at Crudwell Garage relating to 1100 litre wheelie bin.

Have arrangements been made for the separate storage and collection of recyclable waste?

- [x] Yes
- [ ] No

If Yes, please provide details:

Bunded waste oil tank, emptied by external licensed waste contractor, currently: Oil Recoveries Waste Oil Collection,Oil Recoveries Ltd, Scarisbrick Hall, South Port Road, Ormskirk. L40 9RQ.

Waste anti-freeze storage drum stored on bund, emptied by external licensed waste contractor, currently: Pure Clean Waste Solutions Ltd, Old Moor Road, Bredbury, Stockport. SK6 2QE.

Contaminated fuel drum stored on bund, collected by external licensed waste contractor, currently as above: Pure Clean Waste Solutions Ltd.

Used oil and fuel filters storage drum on bund, collected by external licensed waste contractor, currently as above: Pure Clean Waste Solutions Ltd.

Scrap tyres to be collected by tyre supplier when delivering new tyres, on a new for old basis. Future account to be opened with: Stapletons, Fourth Avenue, Letchworth Garden City, Herts. SG6 2TT.

Non-ferrous, ferrous metals and batteries stored in appropriate containers for recycling, currently at Porters Metals and Skip Hire Ltd, 28 Main Road, Christian Malford, Chippenham. SN15 4BT.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- [x] Yes
- [ ] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Trade general waste including: plastic and cardboard, disposed of in a 1100 litre wheelie bin, collected by Hills Waste on a weekly basis.
Waste oil stored in a bunded 673 litre storage tank collection as previous section when around 500 litres.
Waste antifreeze stored in 205 litre drum collection as previous section, collected when drum full.
Waste contaminated fuel stored in 205 litre drum collection as previous section, collected when drum full.
Ferrous, Non-Ferrous Metals stored in clean 205 litre drums with tops removed. Maximum of 4 drums.
Batteries stored in approved plastic battery box, capacity 610 litres.
All waste storage containers will be stored excluding the wheelie bin within the building to prevent theft and external contamination from rain water etc.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

⊘ Yes
◯ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class:
B2 - General industrial

Existing gross internal floorspace (square metres):
514

Gross internal floorspace to be lost by change of use or demolition (square metres):
0

Total gross new internal floorspace proposed (including changes of use) (square metres):
514

Net additional gross internal floorspace following development (square metres):
0

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	514	0	514	0

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- [x] Yes
- [ ] No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:
B2 - General industrial

Unknown:
No

Monday to Friday:

Start Time:
08:30

End Time:
05:30

Saturday:

Start Time:

End Time:

Sunday / Bank Holiday:

Start Time:

End Time:

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- [x] Yes
- [ ] No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

MOT Testing, Servicing and Repair of Motor Vehicles.
Use of vehicle hoists, air compressor, vehicle air conditioning collection and recharge stations, all tools normally associated with MOT testing, Servicing and Repair of Motor Vehicles.

Is the proposal for a waste management development?

- [ ] Yes
- [x] No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- [x] Yes
- [ ] No

If Yes, please specify each hazardous substance and the amount involved:

Hazardous substance :
Other (please specify)

Other (please specify):
Waste Engine Oils

Amount - Tonne(s):
0.5900

Hazardous substance :
Other (please specify)

Other (please specify):
Waste Antifreeze

Amount - Tonne(s):
0.2276

Hazardous substance :
Other (please specify)

Other (please specify):
Engine and Gearbox Oils

Amount - Tonne(s):
0.7200

Hazardous substance :
Other (please specify)

Other (please specify):
Antifreeze

Amount - Tonne(s):
0.0666

Hazardous substance :
Other (please specify)

Other (please specify):
Scrap Batteries

Amount - Tonne(s):
0.2500

Hazardous substance :
Other (please specify)

Other (please specify):
Contaminated Fuel

Amount - Tonne(s):
0.1640

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Whitewalls Easton Grey

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:
Malmesbury

Postcode:
SN16 0RD

Date notice served (DD/MM/YYYY):
04/08/2023

Person Family Name:

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Robert

Surname

Golding

Declaration Date

04/08/2023

- [x] Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

William Golding

Date

04/08/2023