

**NOTIFICATION UNDER PART 15, CLASS B (ELECTRICITY
UNDERTAKINGS) OF THE GPDO 2015
OFFICER DELEGATED REPORT**

APPLICATION REFERENCE:	PL/2026/00100
APPLICATION TYPE:	Notification under Part 15 Class B of GPDO-2015
SITE ADDRESS:	Chippenham Substation, Off Upper Cocklebury Lane, Chippenham, Wiltshire, SN15 1GE
DEVELOPMENT DESCRIPTION:	Notification under Part 15, Class B of GPDO 2015 for approval of details of the design and external appearance of 33kV switchgear room
RECOMMENDATION:	APPROVE

PROPOSAL

The notification seeks the approval of details of the design and external appearance of a 33kV switchgear room, as permitted development under Part 15, Class B (e) of the Town and Country Planning (General Permitted Development) (England) Order 2015 subject to the condition set out in B.2(d).

SITE DESCRIPTION

The application site is Chippenham Substation; an established compound used for the carrying out of electricity undertakings. Its setting comprises the railway, commercial buildings, a dwelling, and foliated banks. It is in the settlement boundary of Chippenham. Relevant designations and constraints include heritage features recorded on the Swindon and Wilts HER.

PLANNING HISTORY

PL/2025/08337 - Lawful development: Proposed Development (Under Consideration)

PL/2023/05054 - Application for a Lawful Development Certificate for an Electricity Substation (APPROVED 09/02/2024).

15/03429/FUL - Buried High Voltage Grid Connection Cable from Castle Combe Solar Farm to Chippenham Electricity Substation (Retrospective) (approved with conditions 29/06/2015).

N/00/02958/REM - DETAILS OF DESIGN & EXTERNAL MATERIALS OF PLANT BUILDING & ASSOCIATED WORKS (APPROVED 08/02/2001).

CONSULTATION

The Town and Country Planning (General Permitted Development) (England) Order 2015 sets out no statutory requirement for consultation on a notification under Part 15, Class B. No consultation was deemed necessary on the details submitted.

ASSESSMENT

Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (hereafter "GPDO") grants planning permission for classes of

development as described by Schedule 2 of the order, known as “permitted development rights” (“PD”); subject to the provisions, limitations and conditions set out in the relevant classes.

Part 15, Class B (e) of the GPDO permits development by statutory undertakers for the generation, transmission, distribution or supply of electricity for the purposes of their undertaking consisting of the erection on operational land of the undertaking of a building solely for the protection of plant or machinery. This is subject to the limitation under B.1 (d) that the building would not exceed 15 metres in height, and subject to the condition under B.2 (d) that approval of details of the design and external appearance of the buildings is obtained before development is begun from the relevant Local Planning Authority.

Whether the development is permitted development

The proposed development would be by or on behalf of Scottish and Southern Electricity Networks for the erection of a building with a maximum height of 8.3m to provide protective housing for a 33kV switchgear within the boundaries and developed area of the existing substation site. Based on the information submitted, the proposed development is development permitted under Part 15, Class B (e) of the GPDO as it consists of development by statutory undertakers for the generation, transmission, distribution or supply of electricity for the purposes of their undertaking consisting of the erection on operational land, within the meaning of S263 and S264 of Town and Country Planning Act 1990, of the undertaking of a building solely for the protection of plant or machinery that does not exceed 15 metres in height.

Whether the details of the design and external appearance of the building are acceptable

Development permitted by Part 15, Class B (e) of the GPDO is permitted subject to the condition under B.2 (d) that approval of details of the design and external appearance of the buildings must be obtained, before development is begun, from the relevant Local Planning Authority.

The notification was supported by the following information:

- Cover Letter. Received 9 December 2025.
- Location Plan. 20250904_25000116_PLN_LO_1.1B. Received 9 December 2025.
- 33kV Switchgear Room Floor Plan. ME305-KEL-EYE-XX-DR-E-3301 Sheet 1 Rev P02. Received 9 December 2025.
- 33kV Switchgear Room Section C-C and D-D. ME305-KEL-EYE-XX-DR-E-3301 Sheet 3 Rev P02. Received 9 December 2025.
- 33kV Switchgear Room Section A-A and B-B. ME305-KEL-EYE-XX-DR-E-3301 Sheet 2 Rev P02. Received 9 December 2025.
- Site Layout Plan. ME305-KEL-EYL-XX-DR-E-1105. Received 9 December 2025.
- 33kV Architectural Elevations Sheet 1. ME305-WCS-SGN-XX-DR-A-2201 Sheet 1/1 P01. Received 9 December 2025.
- 33kV Architectural Elevations Sheet 2. ME305-WCS-SGN-XX-DR-A-2202 Sheet 1/1 P01. Received 9 December 2025.

The proposed building is sited next to an existing building and infrastructure at the back end of the substation site, which limits its visual presence from the public right of way along Upper Cocklebury Lane. The design of the building is mostly rectangular and it is raised on stilts, for safety reasons, with external staircase access platforms. Its height lends it some emphasis within the site, but in terms of its forms and material construction its external appearance is industrial and would not appear incongruous within the setting nor against the backdrop of commercial buildings within the area. While there are dwellinghouses on adjoining land at 1 and 2 Upper Cocklebury Lane, the siting of the building maintains a separation distance that would safeguard the amenity enjoyed by their occupants.

CONCLUSION

The development is development permitted under Part 15, Class B (e) of the GPDO and the details of the design and external appearance of the building are considered to have acceptable impacts in respect of matters of acknowledged importance to the public interest, including the character and appearance of the area and the amenity enjoyed by occupiers of adjacent land. The details should therefore be approved.

RECOMMENDATION

That the details of the design and external appearance of the building be APPROVED.