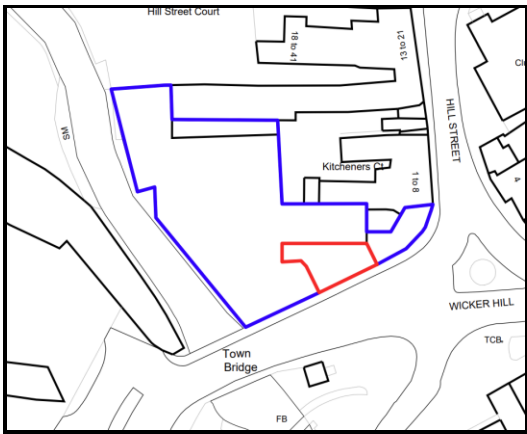


APPLICATION FOR FULL PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09708
APPLICATION TYPE:	Full Planning Permission
SITE ADDRESS:	Former Town Bridge Garage, Wicker Hill, Trowbridge, BA14 8LA
DEVELOPMENT DESCRIPTION:	Installation of pedestrian DDA compliant ramps for customer and delivery access and the installation of new double doors entrance doors to Unit 1.
RECOMMENDATION:	That Planning Permission be GRANTED



PROPOSAL

The proposal seeks full planning permission for the installation of DDA-compliant pedestrian ramps to provide accessible customer and delivery access to Unit 1, together with associated safety railings. A small fillet ramp is also proposed to Unit 2 to support the movement of pallets. In addition, the works include replacing an existing single door on the eastern elevation of Unit 1 with new double doors matching the appearance of the existing openings. The development forms part of wider refurbishment works previously permitted on the site and is intended to meet operational requirements associated with potential occupation.

SITE DESCRIPTION / CONTEXT

The application site forms part of an early 20th-century commercial building fronting the Class B highway at Wicker Hill, with the River Biss immediately to the west and Hill Street to the east. It is located at Wicker Hill on the edge of Trowbridge town centre, within the Trowbridge Conservation Area (CA/W/202). The site sits within the Trowbridge Settlement Boundary, designated as a Principal Settlement, and lies within the Town Bridge Wicker Hill Opportunity Site identified under Core Policy 28 and Policy 56 of the emerging Local Plan. The immediate context includes several designated heritage assets: the Grade II* Kitchener's Arms and the Grade II listed Town Bridge sit adjacent to the site, with the Grade II listed Former Lock Up located opposite. Environmental constraints include Flood Zone 3, 0.1% AEP surface water flood risk across the site, and areas of 1%–3.3% AEP risk associated with the adjoining highway. The Strategic Flood Risk Assessment identifies negligible groundwater flood risk, and the land is also identified as a Site of Potential Contamination (W/T148). The site falls within the 4km Core Roost Buffer for Greater Horseshoe Bats.

The application site is subject to the following planning policy constraints:

- Trowbridge Conservation Area (CA/W/202)
- Kitchener's Arms Grade II* Listed Building (1197964)
- Grade II Listed Town Bridge (1364191)
- Grade II listed Former Lock Up (1283671)
- GHS 4km Core Roost Buffer
- Class B Highway Wicker Hill
- Site of Potential Contamination (W/T148)
- Town Bridge Wicker Hill Opportunity Site
- Trowbridge Settlement Boundary (Principal Settlement)
- Strategic Flood Risk Assessment (sFRA) 0.1%, 1% and 3.3% AEP Surface Water Flood Risk
- Flood Zone 3

PLANNING HISTORY

Reference No.	Proposal / Summary	Decision
W/75/00006/ADV	Single sided box signs	Approved
W/79/00897/HIS	Construction of additional offices and reception	Approved
W/93/00373/ADV	Illuminated and non-illuminated signs	Approved
W/97/00525/CON	Removal of canopy area	Approved
W/95/01158/FUL	1.2 metre diameter satellite dish (option B siting)	Approved
14/07929/FUL	Change of use of buildings from former car showroom/garage (Sui Generis Use) to a depot for storage/sales/MOT centre and flexible A1-A5 use to ground floor and flexible A2/B1(a) use to first floor. Demolition of concrete portico to forecourt of building and former single storey sales office. Replace roof material on rear building (part)	Approved
PL/2023/02463	Change of use from retail (Class E) and garage (sui generis) to a mixed use comprising of ground floor retail and ancillary storage (Class E); 3no. offices (Class E) at first floor; with operational development comprising: rear first floor extension; sedum roof and roof mounted solar PV to rear commercial buildings; replacement roof to Units 6 and 7; new shopfront to ground floor with associated replacement windows and doors and ground floor balcony; and associated hard and soft landscaping including formation of service vehicle set down and parking spaces.	Approved
PL/2024/09140	Discharge of conditions 5, 7 and 8 of PL/2023/02463 (ecology mitigation and enhancement, drainage strategy and schedule of materials)	Approved
PL/2025/05049	Removal of condition 1 (time limit for implementation) and variation of condition 2 (approved plans) of PL/2023/02463, and amend conditions 5, 7 and 8 to become compliance conditions	Approved

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1	Settlement Strategy;
Core Policy 2	Delivery Strategy;
Core Policy 3	Infrastructure Requirements;
Core Policy 28	Trowbridge Central Areas of Opportunity;
Core Policy 29	Spatial Strategy: Trowbridge Community Area;
Core Policy 35	Existing Employment Land;
Core Policy 36	Economic Regeneration;
Core Policy 38	Retail and Leisure;
Core Policy 50	Biodiversity and Geodiversity;
Core Policy 51	Landscape;
Core Policy 57	Ensuring High-Quality Design and Place Shaping;
Core Policy 58	Ensuring Conservation of the Historic Environment;
Core Policy 60	Sustainable Transport;
Core Policy 61	Transport and Development;
Core Policy 64	Demand Management;
Core Policy 67	Flood Risk;

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance (PPG)

Wiltshire Design Guide

The Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015).

The Wiltshire Local Transport Plan 4 (LTP4) (March 2025)

Emerging Policy – Wiltshire Local Plan Review

The following list reflects the currently drafted strategic policies within the emerging Wiltshire Local Plan. The Wiltshire Local Plan review is advancing through its preparatory examination stages, although currently paused. In accordance with the advice set out in paragraph 49 of the NPPF, the emerging Plan is capable of carrying weight in decision-making.

- Policy 1 Settlement Strategy
- Policy 56 Trowbridge Central Area
- Policy 68 Managing Town Centres
- Policy 85 Sustainable construction and low carbon energy
- Policy 88 Biodiversity and Geodiversity
- Policy 89 Biodiversity Net Gain
- Policy 95 Flood Risk
- Policy 98 High Quality Design and Place Shaping

- Policy 99 Ensuring the Conservation and Enhancement of the Historic Environment

CONSULTATION RESPONSES

Trowbridge Town Council – No Objection

Local Highway Authority (Wiltshire Council) – No Objection

Conservation (Wiltshire Council) – No Objection

Drainage (Wiltshire Council) – No Objection

REPRESENTATIONS

No comments received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design, Heritage, and Impact Upon Character and Context of the Area

Core Policy 57 Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

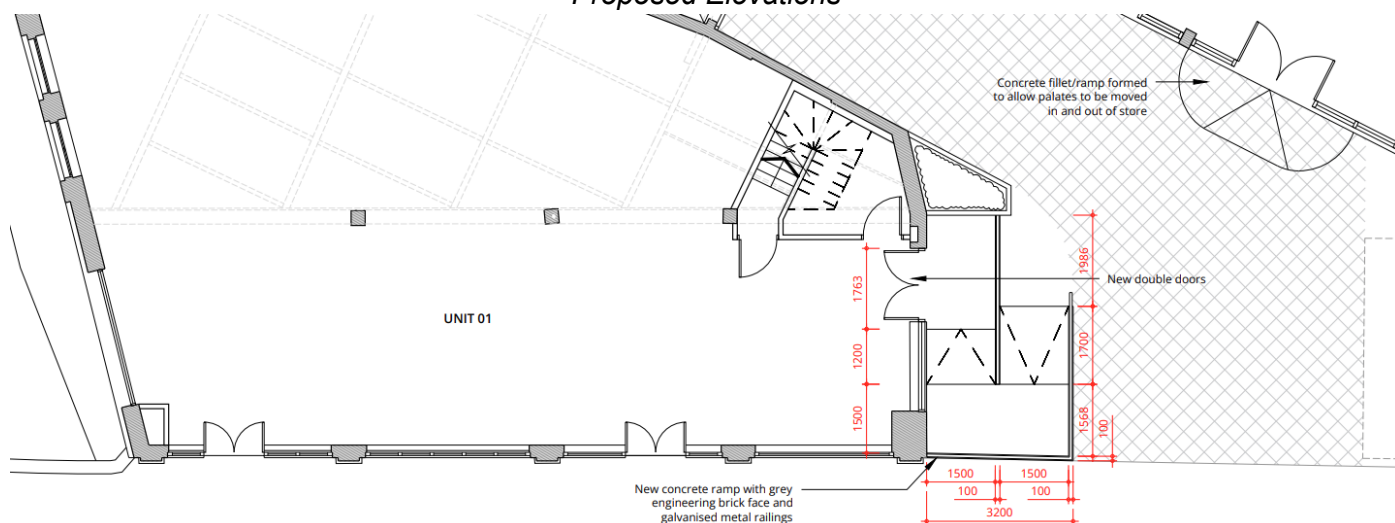
Policy 98 of the emerging Wiltshire Local Plan reiterates the position outlined in Core Policy 57, that new development must enhance local distinctiveness, and relate positively to its landscape setting, as well as demonstrating a positive response to existing townscape and built form features such as height, scale, massing, building line, materials, and appearance.

Core Policy 58 outlines development consideration with regard to the historic environment. The policy states that heritage assets and their settings must be conserved and, where appropriate, enhanced through any proposed development. Policy 99 of the emerging Wiltshire Local Plan outlines the need to conserve and protect heritage assets, and ensure that where proposals would affect historic environment, no harm would result.

The proposed works constitute modest alterations that would be sympathetic to the established industrial character of the site. The introduction of DDA-compliant ramps and associated metal railings reflects materials and forms already prevalent within this busy town-centre context, where similar accessibility features are commonly found serving commercial premises. The proposed change to the east elevation—replacing an existing single door with double doors—maintains the established rhythm of the building’s prominent glazed frontage and represents a continuation of its existing design language, resulting in minimal impact on the character and appearance of the conservation area.



Proposed Elevations



Proposed Site Plan

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The development consists solely of modest accessibility interventions and the replacement of a door, all of which remain low in height and limited in extent. There are no immediately adjacent residential properties, and the scale and nature of the works are such that they would not give rise to concerns regarding overlooking, loss of privacy, or overbearing effects. The proposals therefore preserve the amenity of neighbouring occupiers.

The proposal is appropriately sited, designed, and oriented to ensure that it would not result in unacceptable impact upon/to the amenities or living conditions of neighbouring residential occupiers, particularly in terms of outlook, privacy, or access to natural light.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Transport and Highways

Core Policy 60 of the WCS states that Council will support and encourage safe and efficient movement of people and, where necessary, mitigate the impact of development on transport users and local communities. Core Policy 61 specifies that development should demonstrate that consideration has been given to a hierarchy of transport users and that proposals must, where relevant, serve as a safe access to the highway network. Paragraph 116 of the NPPF states that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”*.

The proposals do not alter the existing access or egress arrangements for the site and do not encroach upon the established vehicular routeing, parking, or turning areas. As such, the development would not result in any adverse highway impacts.

Ecology

The WCS, through Core Policy 50, states that development proposals are expected to avoid and reduce disturbance of sensitive wildlife species and habitats. Biodiversity Net Gain (BNG) was established as a mandatory aspect of planning evaluation through Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021 Schedule 14). Policy 88 of the emerging Wiltshire Local Plan notes that development proposals must clearly demonstrate how the mitigation hierarchy has been sequentially applied, and additionally how they will incorporate protections for features of nature conservation value. The policy further reinforces the requirement for development to avoid disturbance of sensitive wildlife species and habitats, and to identify measures which would do enable this for the lifetime of the development.

Although the site lies within an area of identified ecological sensitivity, the works are confined to an existing area of built form of an industrial character and involve modest alterations with no encroachment into natural habitat. Given the limited extent and nature of the development, no ecological impacts are anticipated.

Flooding and Drainage

Core Policy 67 of the WCS provides guidance on flood-risk management in association with new development, while Policy 95 of the emerging Wiltshire Local Plan directs proposals to the requirements for the sequential test as outlined in the NPPF. Both policies require new development to incorporate measures that reduce rainwater run-off and to utilise sustainable drainage systems. Paragraph 172 of the NPPF sets out a sequential, risk-based approach to the siting of development.

The site lies within Flood Zone 3 and is subject to surface-water flood risk across the 0.1–3.3% AEP ranges, with deeper exceedance events of up to 0.4m in extreme scenarios. The applicant's FRA confirms that the development area is already occupied by hardstanding and built form, and that the proposal does not alter the extent of impermeable surface coverage. Accordingly, the works would not increase runoff rates, displace flood storage, or elevate on-site flood vulnerability.

The FRA concludes that the risk to the proposed development is low. Existing positive drainage arrangements already intercept the majority of overland surface-water flow paths, and the FRA identifies no worsening of surface-water flood risk. The wider redevelopment incorporates SuDS measures—including green roofs, rain planters and a green wall—which provide additional betterment to surface-water management on this wholly brownfield site. It is also noted that the Council's Drainage Officer has raised no objection to the proposal, confirming that the works do not give rise to any drainage- or flood-related concerns.

Given that the proposal comprises minor operational development to an existing building—limited to low-level accessibility ramps and modest alterations to a doorway—the scheme does not create new floorspace, does not alter the site's vulnerability classification, and does not introduce a form of development capable of being directed to a lower-risk location. National policy makes clear that the sequential test relates to new development that could reasonably be accommodated elsewhere and is not required for minor works to established structures within existing commercial premises. In light of the FRA's findings, the limited nature of the works, and the absence of objection from the Drainage Officer, the sequential test is not applicable in this instance, and the development is considered acceptable in flood-risk terms.

CONCLUSION

The proposal is considered to be acceptable and in accordance with the relevant policies and guidance outlined above.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Site Location and Existing Ground Floor Plan (2122-BiBO-MW-00-DR-A-3100-02)
Proposed Ground Floor Plan (2122-BiBO-MW-00-DR-A-3101-01)
Proposed Elevations (2122-BiBO-MW-E-DR-A-3201-01)
Planning, Design & Access Statement (16 December 2025)
Flood Risk Assessment (11 December 2025)

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

INFORMATIVES

The applicant must ensure the drainage strategy is constructed as per the previously agreed strategy, including finished floor levels. The applicant is referred to Condition 13 of the PL/2025/05049 Decision Notice below: Flood Risk Assessment:

The development shall be carried out in accordance with the submitted flood risk assessment (ref Flood Risk Assessment & Drainage Strategy Dated March 2023 by Tumu) and the following mitigation measures it details:

- Finished floor levels set no lower than 34.60 metres above Ordnance Datum (AOD)
- 'More vulnerable' elements restricted to the first floor.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

If the applicant does intend to alter the drainage strategy, including finished floor levels, the LLFA must be notified and given the opportunity to review any drainage related information.