

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09093
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Unit L1, Redman Road, Calne, SN11 9PR
DEVELOPMENT DESCRIPTION:	Replace existing 6ft security fence and gates to 8ft palisade style security fence and gates to improve site security
RECOMMENDATION:	That Planning Permission is GRANTED subject to conditions

SITE DESCRIPTION/CONTEXT

The application site relates to the industrial building known as Unit L1, located within the Porte Marsh Industrial Estate in Calne. The application site comprises a service yard, factory and offices, with its designated parking area to the front (east) fronting Redman Road that is not included within the site boundary. The entire site is occupied by the building and hardstanding. Much of the service yard is used for open storage and the loading and unloading of products. The site is bounded by a 2.1m high mesh steel panel fencing painted in blue, with external security lighting installed on the elevations of the building.

The Porte Marsh Industrial Estate is allocated as a principal employment area and falls within the limits of development for Calne. It is otherwise unconstrained in planning terms, with no landscape, heritage or ecological designations in place

PROPOSAL

The proposal seeks for the replacement of the existing 6ft tall fencing and gate with 8ft tall fencing and gate that would be of galvanised palisade style.

Following officers requesting clarifications, the applicant has confirmed that the proposed fencing and gate would remain as galvanised, and that no recolouring of the fencing and gate is proposed.

PLANNING HISTORY

Proposal / Summary
ENQ/2025/01006 - PD Enquiries Decision - PP Required Date: 28/7/2025 – Replacement of 6ft Security Fence with 8ft Palisade Security Fence

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 8 Spatial Strategy Calne Community Area
- Core Policy 35 Existing Employment Land
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 61 Transport and Development
- Core Policy 64 Demand Management

Draft Wiltshire Local Plan Policies

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed shall be made by the Council in May (2026).

Calne Neighbourhood Plan ('made' February 2018):

- Policy BE2 – Design Principles for Local Distinctiveness
- Policy GA2 – Highway Impact

Supplementary Planning Documents and other Guidance:

None relevant.

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)

- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

WC Highways: No objection

- Visibility splays would not be obscured given distance from highway

Calne Town Council: No objection

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

No comments were 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 Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.

- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1, CP2 and CP8 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Core Policy 35 of the WCS confirms that development within Principle Employment Areas which relates to employment development will be supported providing the proposals meet the criteria.

Assessment

The site lies within a designated Principle Employment Area, identified by Core Policy 8 of the WCS. In line with Core Policy 35 of the WCS, proposals within these areas in relation to Use Class E(g) (formerly B1), B2 and B8 uses are supported provided they meet the criteria set out. The proposal includes the replacement of the existing security fencing and gate bounding the site with a taller security fencing. Given the nature of the proposed works, it is considered that the proposal is acceptable in principle, subject to other material considerations being in line with other relevant policies within the development plan.

Conclusion

The principle of development is acceptable subject to the proposal's compliance with other policies in the development plan.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.

- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Policy BE2 of the Calne Neighbourhood Plan further supports the above.

Assessment

The proposed replacement fencing and gate would be sited within the existing location of the existing fencing and gate, which surrounds the perimeter of the site. The proposed height would be two feet taller than the existing, and the design of the proposed fencing would be of palisade style, with galvanised finish.

Although the proposed fencing would be of a greater height than that which currently exists, the increase is not of a scale that would render the development unacceptable or justify a refusal of permission.

The galvanised palisade-style fencing is considered to represent a typical form of boundary treatment within commercial and industrial settings. The same style is also identified elsewhere within the wider industrial estate which the site sits within. As such, its appearance would not be out of character and is considered appropriate in the context of the site and its surroundings.

Conclusion

The proposal is considered to be in compliance with CP57, the Made Calne Neighbourhood Plan and the guidance and provision of the NPPF.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts, which will be considered in detail below.

Assessment

Given the nature of the proposed development and the site being contained within an existing industrial estate, it is not considered that there would be any unacceptable impacts regarding overlooking, overshadowing, overbearing and noise disruptions that would be experienced by residential properties.

Conclusion

The proposal is in accordance with Core Policy (vii) of the WCS.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

Policy GA2 of the Calne Neighbourhood Plan further supports the above.

Assessment

The proposal includes no alterations to the existing highway arrangements regarding its access, car parking, and turning provision.

The Council's Highway Department has been consulted and no objections are raised, noting that the proposed fence would be located in the existing fenceline approximately 7 metres set back from the public highway and as such would not obscure any existing visibility splay afforded to the site.

Conclusion

The proposal is in accordance with Core Policies 61 and 64 of the WCS, and the Calne Neighbourhood Plan.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks

- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Assessment

Given the nature of the proposed works, which are proposed on existing hardstanding, the application is considered to be exempt from the mandatory Biodiversity Net gain requirements. Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements. In addition, given the existing development on-site, the proposal is not considered to result in any unacceptable harm to the biodiversity on-site, and is therefore in accordance with Core Policy 50.

Conclusion

The proposal is exempt from BNG requirements and would not result in any unacceptable harm to the biodiversity on-site, it is therefore in accordance with Core Policy 50.

PLANNING BALANCE AND CONCLUSION

The principle of development is considered acceptable when assessed against the settlement strategy of the Wiltshire Core Strategy and the emerging Local Plan.

The proposal is broadly compliant with relevant local and national planning policies in respect of design, scale, residential amenity, highway safety, ecology and biodiversity, subject to the recommended conditions.

No material considerations have been identified that would give rise to unacceptable harm that would warrant for permission to be refused, having regard to the assessment above.

Accordingly, the proposal is considered acceptable in planning terms and in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

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:

Application form & Certificate; received 5 February 2026
Location and Site Plan; 2538.03.01; received 3 February 2026
Proposed Site Plan; 2538.03.08; received 3 February 2026
Proposed Elevations; 2538.03.11; received 3 February 2026
Fence Plan; received 17 November 2025

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

3. The fencing hereby permitted shall be finished in a galvanised coating, in full accordance with the details specified in the submitted application form. No alternative finish, colour treatment, or surface coating shall be applied unless otherwise agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt.

INFORMATIVE NOTES:

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.