



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/00808
Decision Date: 07/04/2026

Applicant:	Mr G Potter Hales Farm, The Green, Urchfont, Devizes, Wilts, SN10 4QU
Particulars of Development:	Change of use of agricultural building to car repair / MOT workshop and associated office
At:	Building 1 Pond Field, Crookwood Lane. Urchfont, Devizes

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

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:

- Location plan, ref: 2601 L-000
- Proposed site plan, ref: 2601 PL-001
- Proposed internal layout within existing building, ref: 2601 PL-101
- Planning Statement (dated: January 2026)

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

- 3** The development hereby approved shall be used as a vehicle repair workshop and not for any other purpose.

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

- 4** No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site.

REASON: In the interests of maintaining the rural character and appearance of the site and the amenities of the area.

- 5** The approved development shall be so sited, designed and maintained so that the sound level does not exceed 5dB below the existing background level as measured and assessed in accordance with BS4142 2014 +A12019 at the nearest noise sensitive property.

REASON: To maintain appropriate levels of amenity in accordance with Core Policy 57.

- 6** The use hereby permitted shall only take place between the hours of 07:00 to 19:00 from Mondays to Saturdays and at no time on Sundays and Bank or Public Holidays.

REASON: To maintain appropriate levels of amenity in accordance with Core Policy 57.

- 7** Vehicle repairs and testing must only be carried out within the envelope of the building and not on any external areas.

REASON: In the interests of visual amenity and the character and appearance of the area and to maintain appropriate levels of amenity in accordance with Core Policy 57.

- 8** No external lighting shall be installed until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Professionals in their publication "Guidance Notes for the Reduction of Obtrusive Light GN01:2021", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details, and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

9 Within 6 months of the date of this decision, a hard and soft landscaping scheme shall be submitted to the Council for its written approval the details of which shall include: -

a. location and current canopy spread of all existing trees and hedgerows on the land;

b. full details of any to be retained;

c. a detailed planting specification showing all plant species, supply and planting sizes and planting densities;

d. means of enclosure/boundary treatment (including product details);

e. all hard and soft surfacing materials;

All planting, seeding or any turfing comprised in the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the building and any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: In the interests of visual amenity and the character and appearance of the area.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)