

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00808
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Building 1 Pond Field, Crookwood Lane, Urchfont, Devizes
DEVELOPMENT DESCRIPTION:	Change of use of agricultural building to car repair workshop
RECOMMENDATION:	Approve with Conditions

SITE CONTEXT

Location: The site forms part of a recently established farmyard on the eastern side of Crookwood Lane, opposite Wickham Green Farm and approximately 0.7km north-west of Urchfont, the nearest settlement (designated a Large Village in the Wiltshire Core Strategy).



Figure 1: Site Location (source: Applicant's Planning Statement).

Wider context: The site is located within open countryside and falls within Landscape Character Area 9: Vale of Pewsey as defined in the Wiltshire Landscape Character Assessment, specifically within the Wooded Farmland Mosaic landscape type. This area is characterised by an even mix of woodland and farmland, a patchwork of fields and small woodland blocks, and a generally dispersed pattern of tree cover within open agricultural land.

To the north lies the former Devizes Mini Skip site, now operating as a waste transfer station, with further farmyards and agricultural fields beyond. To the east, the landscape comprises fields and woodland, with Urchfont situated further south-west. Crookwood Lane borders the site to the south and west, opposite Wickham Green Farm, which includes a farmyard, dwelling and three holiday cabins, with surrounding farmland extending beyond.

Access and public transport: The site has a vehicle access point onto Crookwood Lane. Opposite the site, the lane is approximately 3m wide, unclassified and unmarked, with regular passing places and subject to the national speed limit. There are no public transport facilities within notable proximity of the site.

Site description: The site area measures 1177sqm and comprises the northwestern agricultural building of the existing farmyard and its associated access and parking area, plus a connection to the existing sewage treatment plant.

The farmyard was created following the granting of Prior Approval for three agricultural buildings under applications 18/08667/APD and 19/04899/APD. The agricultural building proposed for conversion is currently used as the farm workshop, with an approximate floor area of 341sqm. It is a modern steel-framed structure with concrete lower panels, corrugated metal cladding to the upper walls and roof, and a roller shutter and pedestrian door on the west elevation. The building is set back from Crookwood Lane and positioned alongside two similarly scaled agricultural buildings within a large hard-surfaced farmyard. Mature hedgerow planting lines the road frontage, and a row of mature trees forms the northern site boundary. The site and its context are shown at **figures 2-4**.



Figure 2: Site frontage (source: Wiltshire Council).



Figure 3: Long distance view of the site from the southeast (source: Wiltshire Council).



Figure 4: Building interior (source: Applicant's Planning Statement).

Constraints and designations: The site and its surroundings are subject to the following constraints/designations:

- **Public Rights of Way:** Public footpath URCH17 located opposite site frontage.
- **Ecology:**
 - Within Salisbury Plain Special Protection Area 6.4km buffer.
 - Deciduous Woodland Priority Habitat located circa 100m to the east.
 - Oakfrith Wood County Wildlife Site, Local Nature Reserve and Deciduous Woodland Priority Habitat located circa 300m to the south.
- **Trees:** Tree Preservation Order (TPO) group E/89 located circa 60m to the east.
- **Flooding:**
 - Site groundwater levels are between 0.5m and 5m below the ground surface.
 - Site access adjoins area at low risk of surface water flooding.

PROPOSAL

The proposal seeks full planning permission for the conversion of a 341sqm (GIA) modern agricultural barn into a car repair workshop. The converted building would accommodate an MOT bay, workshop area, reception, office space, staff facilities, storage and a washroom. No external alterations are proposed, and all repair activities and associated storage would remain entirely within the building.

Twelve parking spaces are proposed along the northern and western boundaries of the site, utilising the existing hardstanding within the farmyard. The proposed site plan and floor plan are shown at **figures 5** and **6** respectively.



Figure 5: Proposed site plan (source: Applicant's plans).

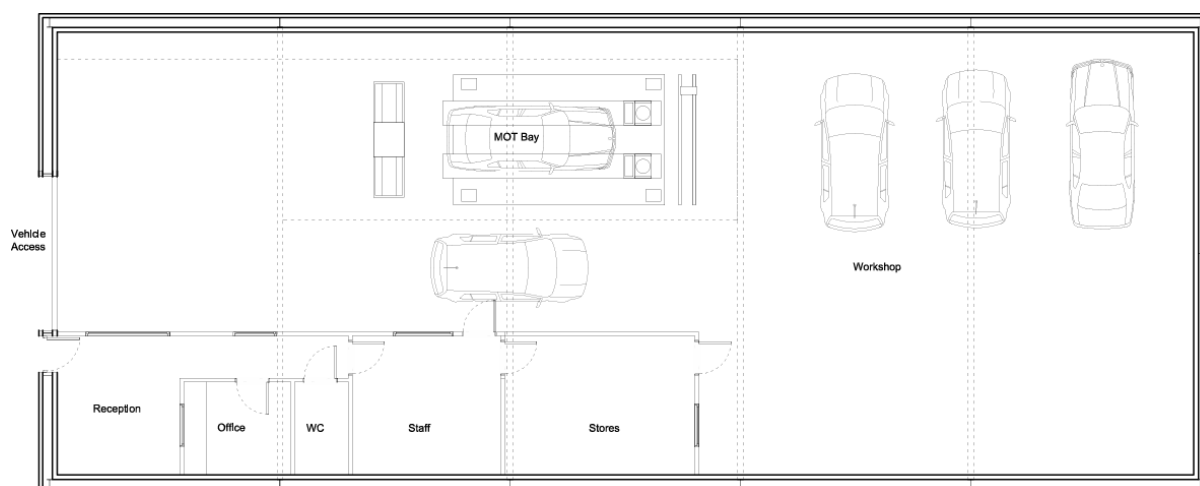


Figure 6: Proposed floor plan (source: Applicant's plans).

PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
17/08334/APD	General purpose agricultural building	Refused	11/09/2017
17/10310/106	Discharge of planning obligation secured under S106 agreement pursuant to planning application K38253	Approved	25/10/2018
18/08667/APD	Proposed agricultural and ancillary buildings	Approved	31/10/2018
19/04899/APD	Erection of new agricultural buildings (amendment to previously approved 18/08667/APD)	Approved	13/06/2019

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004

Development Plan:

- Wiltshire Core Strategy (WCS, adopted January 2015):
 - Core Policy 1 Settlement strategy
 - Core Policy 2: Delivery strategy
 - Core Policy 12: Devizes community area
 - Core Policy 34: Additional employment land
 - Core Policy 41: Sustainable construction and low-carbon energy
 - Core Policy 48: Supporting rural life
 - Core Policy 50: Biodiversity and geodiversity
 - Core Policy 51: Landscape
 - Core Policy 57: Ensuring high quality design and place shaping

- Core Policy 60: Sustainable transport
- Core Policy 61: Transport and new development
- Core Policy 62: Development impacts on the transport network
- Core Policy 64: Demand management
- Urchfont, Wedhampton and Lydeaway Neighbourhood Plan 2015-2026 (UWLNP, made April 2017):
 - Policy D1: Design
 - Policy TIC1: Local traffic and movement
 - Policy CN1: Protecting the landscape
 - Policy LB2: New or expanding business

Material Considerations (Policy):

- National Planning Policy Framework (NPPF, revised December 2024)
 - Section 2. Achieving sustainable development
 - Section 6. Building a strong, competitive economy
 - Section 9. Promoting sustainable transport
 - Section 12. Achieving well-designed places
 - Section 15. Conserving and enhancing the natural environment
- Wiltshire Local Plan Submission Draft 2020-2038 (WLP, Regulation 24): 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 will be made by the Council in May 2026.

Material Considerations (Guidance):

- National Planning Practice Guidance
- National Design Guide (January 2021)
- Wiltshire Design Guide (March 2024)
- Wiltshire Local Transport Plan 2011-2026 (LTP3): Car Parking Strategy
- Wiltshire Local Transport Plan 2025-2038 (LTP4)
- [Wiltshire Council] Waste Storage and Collection: Guidance for Developers SPD (January 2017)

CONSULTATION RESPONSES

Councillor Philip Whitehead: Called-in the application for determination at Planning Committee in the event the application is recommended for refusal by officers.

Urchfont Parish Council: Supports the application.

Wiltshire Council Highways: No objection.

Wiltshire Council Public Protection: No objection, subject to four recommended conditions, summarised below and set out at the end of the report:

- Noise from the development must remain at least 5dB below background levels (BS4142:2014+A1:2019). A post-installation assessment must be completed within 3 months, and any required mitigation must be implemented and retained.
- Operations and deliveries permitted 07:00-19:00 Monday-Saturday only. No operation on Sundays or Bank/Public Holidays.
- Doors and windows must remain closed during vehicle repairs and testing, except for access
- All vehicle repairs and testing must occur inside the building only.

REPRESENTATIONS

42 comments supporting the proposal were received from members of the public. The comments are summarised below:

- **Principle of development:**
 - The proposal would support the continued operation of Urchfont Motors, which residents describe as a valued and much-needed local vehicle repair and testing facility.
 - It would enable the business to expand its service offer, including the ability to undertake Class 7 MOTs (goods vehicles of 3,000–3,500kg).
 - The business provides specialised employment, apprenticeships and work-experience opportunities for the local community.
 - The proposal forms part of a wider farm-diversification strategy and would assist in supporting the existing farm enterprise.
 - Overall, the development would contribute positively to the rural economy.
 - In light of the above, the proposal complies with Core Policies 34 and 48, Neighbourhood Plan Policy LB2 and section 6 of the NPPF.
- **Neighbouring amenity:**
 - A long-standing neighbour of Urchfont Motors reports no concerns regarding noise or other amenity issues arising from the existing business.
- **Transport:**
 - Retaining the business within the parish would reduce the need for residents to travel to larger settlements, such as Devizes, for servicing and MOTs.
 - Relocation would also relieve traffic and parking pressures within the village centre, improving safety and reducing congestion.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with this requirement, this application has been assessed against the relevant policies of the development plan and the material considerations listed above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Principle of development
- Design and landscape
- Neighbouring amenity
- Transport
- Environmental protection
- Other matters

Principle of Development

Policy context: WCS Core Policy 1 establishes the settlement hierarchy for Wiltshire and the scale of development appropriate for each settlement category.

Supporting paragraphs 4.15-4.17 state that development outside of defined settlements is strictly controlled and there is a general presumption against such development. Paragraph 4.17 specifically states that proposals for improved local employment opportunities outside the defined limits of development will not be supported unless they arise through community-led planning documents, such as neighbourhood plans, which are endorsed by the local community and accord with the provision of this plan. Paragraph 4.17 goes on to state that the WCS allows for carefully managed development outside of settlement boundaries in specific cases in accordance with 'exception policies'. These are set out at paragraph 4.25 and, of relevance to this case, include Core Policies 34 and 48.

WCS Core Policy 2 makes provision for 178ha of employment land to be delivered over the plan period which comprises the various allocations set out in the community area policies. The policy states that development outside defined development limits will not be permitted other than in accordance with the 'exception policies'.

WCS Core Policy 12 establishes the spatial strategy for the Devizes Community Area and categorises Urchfont as a Large Village.

WCS Core Policy 34 supports employment development outside of Principal Settlements, Market Towns and Local Service Centres that:

- i. Retains or expands businesses adjacent to these settlement categories;
- ii. Supports sustainable farming, modern agricultural practices or diversification;
- iii. Supports new or existing rural businesses within or adjacent to Large or Small Villages; or
- iv. Is essential to Wiltshire's wider economic strategy.

Where it:

- a. Meets sustainable development objectives of the WCS;
- b. Is of an appropriate scale to its context and does not adversely affect nearby buildings, the local area, or residential amenity;
- c. Provides evidence that it is required to benefit the local economic and social needs;
- d. Does not undermine strategic employment sites; and
- e. Is supported by adequate infrastructure.

WCS Core Policy 48 supports the conversion and re-use of rural buildings for employment uses where it satisfies the following criteria:

- i. The building is structurally sound and capable of conversion without major rebuilding, with only modest extensions or alterations that preserve its character.
- ii. The use would not harm the character or appearance of the landscape or settlement character, nor residential amenity.
- iii. The building can be served by adequate access and infrastructure.
- iv. The site has reasonable access to local services.
- v. Where the building is a heritage asset, the conversion would secure its long-term viable conversion.

Supporting paragraph 6.68 states that proposals must not lead to subsequent applications for replacement buildings elsewhere.

UWLNP Policy LB2 supports the establishment or expansion of small scale employment enterprises on existing premises or on new sites if:

- a) they are within or adjacent to the Urchfont development boundary;
- b) they are acceptable in respect of transport;
- c) they are compatible with adjoining land uses;
- d) they are compatible with the rural character of the area;
- e) the traditional character of existing buildings is not lost;
- f) the effect on local heritage and biodiversity is acceptable;
- g) the effect on the landscape character is acceptable;
- h) they do not create excessive noise, vibration, odour, artificial lighting and other sources of pollution; and
- i) they make a positive contribution to the sustainability and well-being of the community.

Section 6. Building a strong, competitive economy, specifically paragraph 88 states that planning decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, including through the conversion of existing buildings;
- b) the development and diversification of agricultural and other land-based rural businesses; and
- d) the retention and development of accessible local services.

The site is located in the open countryside where there the WCS applies a presumption against development and only supports proposals that comply with the relevant 'exception policies'.

However with regard to Core Policy 34, the proposal would support the diversification of the existing agricultural enterprise at Hales Farm in accordance with criterion (ii). In relation to criterion (iii), while the development would assist an established rural business currently operating within a Large Village, the relocation would be some 0.7km outside the Urchfont settlement boundary but within reasonable proximity to it. Criteria (i) and (iv) are not directly

applicable. In any event, the policy requires compliance with only one criterion, and officers are satisfied that the proposal meets criterion (ii).

Turning to matter (a), although the site lies within open countryside, both the Wiltshire Design Guide and the National Design Guide generally regard a walkable distance as a 10-minute walk (around an 800m radius). Other best practice guidance identifies slightly more generous thresholds: for example, the *Planning for Walking Toolkit (TfL)* considers a 12-minute (960m) walk to remain reasonable, while concepts such as the 15-minute City and 20-minute Neighbourhoods support greater thresholds. The site is approximately 0.7km from Urchfont and a good proportion of the village is within a 10 to 15-minute walk and most of it is within a 20-minute walk. This is highly pertinent as customers are likely to drop off their vehicle and then walk back to the village if/when a courtesy vehicle is not an option. On this basis, the site is considered to be reasonably sustainable in terms of accessibility.

In terms of other sustainable development objectives and policy matter (c), the proposal would retain and enhance an established local business that the Parish Council and many residents describe as a 'highly valued and much-needed repair service that is vital to the local community'.

Furthermore, the development would sustain two existing full-time jobs and create two additional roles, including an apprenticeship position while also offering work-experience opportunities and contributing positively to the local economy.

Accordingly, the proposal is considered to broadly meet the sustainable objectives of the WCS and clearly responds to identified local economic and social needs.

Policy Matter (b) is addressed in the assessment sections that follow.

The development would not undermine strategic employment allocations and the site benefits from adequate infrastructure in accordance with matters (d) and (e).

Having regard to the above, the proposal complies with Core Policy 34.

With regard to WCS Core Policy 48, the proposal involves the reuse of a rural building for employment purposes. The building is structurally sound and capable of conversion, satisfying criterion (i). Criterion (ii) is addressed in the assessment sections that follow. Matters relating to access, infrastructure and proximity to services (criteria iii and iv) have already been addressed and are acceptable. As such, the scheme broadly accords with Core Policy 48.

In relation to supporting WCS paragraph 6.68, a key issue is that the proposal would displace the existing agricultural storage use, potentially generating a need for replacement agricultural storage. Although it is noted that within Paragraph 1.6 of the applicant's Planning Statement, the applicant intends to rationalise use of the remaining buildings to free up the workshop.

During the site visit, the case officer observed that while the adjoining barns were not at full capacity, accommodating all displaced machinery and equipment may be challenging. Some external storage, comprising a shed and two shipping containers without planning permission, was also noted. On balance, it is considered feasible that the remaining barns could

accommodate the displaced agricultural machinery and equipment. Officers are therefore able to support the proposal.

With regard to UWLNP Policy LB2, the proposal represents the expansion of a small-scale employment use on a new site that is not considered to be adjacent to the Urchfont development boundary. The scheme therefore conflicts with this element of the policy. However, it satisfies the policy's remaining criteria, which largely reflect the considerations addressed under Core Policy 48 and the following sections on design, landscape, amenity, transport and environmental protection.

For similar reasons to those set out above, the proposal is also considered to broadly support the rural economy in accordance with paragraph 88(a), (b) and (d) of the NPPF.

Summary: The proposal seeks the conversion of a structurally sound agricultural building in the open countryside to a vehicle repair workshop. While it conflicts with certain elements of the development plan (notably the policy stipulations seeking to locate such development adjacent to settlements), it would enable the retention and expansion of a highly valued local business that is within walking distance of a Large Village and is regarded by the community as an essential service. The scheme would sustain and deliver clear social and economic benefits, including job retention and creation, training opportunities and local economic activity, as well as supporting the existing farm enterprise through appropriate diversification.

Furthermore, the proposal satisfies most of the criteria attached to WCS Core Policies 34 and 48 and UWLNP Policy LB2 which collectively require that the proposal is acceptable in regard to all other relevant planning matters (assessed in the following sections). Having regard to the above, the proposal is considered to accord with WCS Core Policies 1, 2, 12, 34 and 48, UWLNP Policy LB2 and NPPF section 6, and is therefore acceptable in principle.

Design and Landscape

WCS Core Policy 51 requires development to protect, conserve and, where possible, enhance the character of Wiltshire's landscapes through sensitive design and landscape mitigation and enhancement measures. Proposals should have due regard to the relevant Landscape Character Assessments.

WCS Core Policy 57 requires that development proposals be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics.

UWLNP Policy D1 requires that development achieve high-quality design that takes account of the appended Design Statement, respects local rural character, conservation areas and historic buildings, integrates landscaping and local features, ensures safe pedestrian-priority movement, and minimises the visual impact of roads and parking.

UWLNP Policy CN1 requires that development protect, and where possible enhance, the parish landscape, key views, rural settings, tranquillity and dark skies, while supporting local social and economic wellbeing.

The submitted Planning Statement argues that, as no external alterations are proposed and all operational activity and storage would occur inside the building, the site would retain its existing appearance and continue to read as part of the established farmyard and would not appear isolated or unduly prominent. Customer parking would use the existing hardstanding and remain screened by hedgerows, trees and nearby buildings, with external storage controlled by condition. As views from the road are limited and brief, the Statement concludes that the proposal would not harm the visual character or appearance of the site or wider area.

Officers broadly agree with this assessment. However, as noted above, an unauthorised shed and shipping containers were observed on site, and it appears only marginally feasible that the remaining barns could accommodate all displaced agricultural machinery and equipment. Officers also consider that the presence of up to 12 parked cars and associated workshop paraphernalia has the potential to erode the site's agricultural character. It is acknowledged that the forecourt could already accommodate a similar number of vehicles and that external storage can be controlled by condition, which officers consider proportionate and necessary to safeguard visual amenity. Nonetheless, some degree of uncharacteristic visual change is anticipated, and officers have therefore sought compensatory landscaping (secured by condition) in the form of new tree and hedgerow planting along the currently open south-eastern boundary, as shown in **figures 3 and 7**.



Figure 7: View of the site from the southeast (source: Google Street View).

Having regard to the above, officers consider that, subject to conditions restricting external storage, requiring vehicle repair operations to take place within the building, and securing landscaping enhancements to help assimilate the use into its rural setting, the proposal would result in only a limited and acceptable landscape and visual impact. The development is therefore considered to achieve an appropriate standard of design that conserves the local landscape, in accordance with WCS Core Policies 51 and 57, UWLNP Policies D1 and CN1 and NPPF sections 12 and 15.

Neighbouring Amenity

WCS Core Policy 57(vii) requires that development be compatible with the adjoining uses and protect the residential amenity of existing and future users of the site and its surroundings, including in respect of natural lighting, privacy, outlook and pollution sources.

The nearest residential properties are Wickham Green Farmhouse and the associated holiday chalets. These are separated from the site by the operating farmyard at Wickham Green Farm and by Crookwood Lane. The proposal would not give rise to any additional impacts in terms of natural light or outlook, and although an increase in vehicle movements is expected, this would not materially affect the privacy of neighbouring occupiers. The scheme therefore complies with Core Policy 57 of the Wiltshire Core Strategy in respect of these matters.

However, it is acknowledged that the proposed vehicle repair workshop use may increase localised noise levels and other potential sources of disturbance, such as artificial lighting, which could affect neighbouring amenity. These issues are addressed in further detail in the Environmental Protection section below.

Environmental Protection

WCS Core Policies 55-57 seek to ensure that development does not result in unacceptable impacts on human health, amenity or environmental quality, aligning with national guidance in the NPPF. Development should be sited and designed to avoid exposure to, or generation of, significant levels of pollution, including noise, odour, vibration, light, and contamination. Where risks are identified, appropriate assessment and mitigation must be secured.

The Council's Public Protection Team raise no objection to the proposal, subject to conditions designed to ensure that noise remains within acceptable limits. These include requirements for a post-installation noise assessment, the implementation of any necessary mitigation to maintain noise levels at least 5dB below background levels, reasonable restrictions on the business operating hours, and measures ensuring that all vehicle workshop activities occur within the building with doors and windows kept closed during operations (see conditions 5–8).

Given the rural context and the proximity of nearby residential and tourism uses, it is also considered appropriate to impose a condition controlling any future external artificial lighting to prevent undue light pollution (see condition 9).

Having regard to the above, officers consider that, subject to the conditions seeking to control noise levels and external artificial lighting, the proposal would not result in unacceptable impacts on human health, amenity or environmental quality. The proposal is therefore considered to comply with WCS Core Policies 55-57.

Transport Issues

WCS Core Policies 60-64 set the transport and accessibility framework for development in Wiltshire. Proposals should promote sustainable transport (in terms of location and facilitating sustainable modes of transport), provide safe and suitable access for all users and should not have a severe impact on the transport network. Adequate parking, turning space, cycle storage, and accessibility for waste collection should be incorporated in line with Wiltshire's

adopted car parking strategy – parking standards are set out in section 7 of the Wiltshire Local Transport Plan 2011-2026 (WLTP).

UWLNP Policy TIC1 states that development must provide any necessary road infrastructure, manage construction traffic impacts, and take opportunities to improve footpath, cycleway and bridleway networks. Contributions may be sought to fund such access improvements.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Waste Storage and Collection: Guidance for Developers SPD.

The submitted Planning Statement highlights that the site is accessed via the existing farm entrance which has acceptable visibility and already accommodates large agricultural vehicles, indicating it can safely handle the traffic associated with the proposed use. It goes on to say that although Crookwood Lane is a narrow, quiet lane it does contain some passing places and operates at low speeds. It is also noted that the farmyard provides ample space for the 12 proposed parking spaces and turning. The supporting statement also argues that relocating Urchfont Garage elsewhere would increase travel distances for residents, as the nearest alternative MOT facilities are in Devizes; re-providing the service at the farmyard would therefore reduce vehicle movements overall – a point also made by several of the public representations received. The Statement concludes that the scheme is considered to provide suitable access and parking and would not result in a severe highway impact.

Officers agree with this assessment, and the Council's highways engineer raises no objection. Although a vehicle repair workshop outside of a settlement, is not inherently conducive to promoting sustainable travel, the site lies within a reasonably walkable distance of much of Urchfont, and officers appreciate that further vehicle distances would be required if this garage relocation was not supported – resulting in all existing patrons of the business having to travel significantly further to get their vehicles repaired, serviced and MOT'd.

As set out in the Principle of Development section, this reduces the likelihood of two-way vehicle trips when customers drop off and pick up their vehicles.

Regarding parking, the WLTP does not set a specific standard for vehicle repair workshops. The application identifies the use as 'other', though it has been generally established that such uses fall within Use Class E(g), B2 or Sui Generis depending on the services offered. The WLTP sets a standard of 1 parking space per 30sqm of B2 floorspace and the proposed parking provision complies with this standard.

Overall, the development is considered to promote sustainable transport as far as reasonably practicable given the use proposed, provide safe and suitable access, and have an acceptable impact on the highway network. The proposal therefore complies WCS Core Policies 60-64 and UWLNP Policy TIC1.

Other Matters

Ecology: The proposal involves the conversion of an existing modern barn and the reconfiguration of its hardstanding forecourt. Given the nature of the site and the absence of semi-natural habitats, officers are satisfied that the development would not harm protected

species or habitats. For clarity, the proposal affects less than 25sqm of on-site habitat and therefore falls below the threshold for mandatory 10% Biodiversity Net Gain.

CONCLUSION

The proposal would convert a modern agricultural building into a vehicle repair workshop. Although it conflicts with policy criteria that seek to direct such development to locations adjacent to settlements, it would secure the retention and expansion of a locally important business within walking distance of a Large Village and widely regarded as an essential community service. The scheme would also deliver meaningful social and economic benefits, including job retention and creation, training opportunities, increased local economic activity and appropriate diversification of the existing farm enterprise. In addition, the development is considered to have an acceptable impact on design, landscape, transport, neighbouring amenity and environmental protection, subject to the recommended conditions.

Accordingly, the proposal is considered to comply with the relevant policies and guidance of the Wiltshire Core Strategy, the emerging Wiltshire Local Plan, the Urchfont, Wedhampton and Lydeaway Neighbourhood Plan, the NPPF and the Wiltshire Design Guide.

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

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 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 only and not for any other purpose.

REASON: To clarify the approved use in the interests of the Wiltshire spatial strategy, character and appearance of the site and its surroundings, neighbour amenity and highway safety.

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 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 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 turfing comprised in the approved details of landscaping 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.