



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/07320
Decision Date: 10/03/2026

Applicant:	Mr Lee Dougall c/o Avalon Planning Limited (Agent), 28 Queen Square, Bristol, United Kingdom, BS1 4ND
Particulars of Development:	Works to Rose Cottage to provide a new medical gas storage facility; demolition of the existing gas bottle storage building; and extension of the existing car park to provide additional visitor bays alongside a bespoke parking space for a new breast screening service mobile unit
At:	CHIPPENHAM COMMUNITY HOSPITAL, 49-51 ROWDEN HILL, CHIPPENHAM, SN15 2AJ

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:

Arboricultural Constraints and Implications Report RSKHL_8812.25 TCR / RSKHL_8812.25_TCP - Dated 10TH August 2025

Chippenham Hospital Bat Survey Report Dated 27th August 2025

Chippenham Hospital Habitat Condition Assessments
Chippenham Hospital PEA And BNG Report DWE Dated 27th August 2025
Chippenham Hospital Statutory BNG Metric
Design And Access Statement Dated 26th August 2025
Planning And Heritage Statement Dated September 2025

Existing And Proposed Ceiling Plans 241218-CGW-KK-XX-00-D-A-1204-P01
Existing Block Plan 241218-CGW-KK-XX-00-D-A-1201-P02
Existing Elevations 241218-CGW-KK-XX-00-D-A-1301-P02
Existing Floor Plan 241218-CGW-KK-XX-00-D-A-1202-P03
Existing Roof Plan 241218-CGW-KK-XX-00-D-A-1203-P02
Existing Sections 241218-CGW-KK-XX-00-D-A-1302-P02
Existing Site Plan 241218-CGW-KK-XX-00-D-A-115-P02

Proposed Demolition Plan 41218-CGW-KK-XX-00-D-A-1404-P02
Proposed Elevations 241218-CGW-KK-XX-00-D-A-1501-P02
Proposed Elevations-2 241218-CGW-KK-XX-00-D-A-1501-P03
Proposed Floor Plan 241218-CGW-KK-XX-00-D-A-1402-P03
Proposed Lighting Layout Car Park 7387es351T1
Proposed Roof Plan 241218-CGW-KK-XX-00-D-A-1203-P02
Proposed Sections 241218-CGW-KK-XX-00-D-A-1502-P03
Proposed Sections-2 241218-CGW-KK-XX-00-D-A-1502-P02
Proposed Site Plan 241218-CGW-KK-XX-00-D-A-1401-P02
Roof Survey Report B253647/1 Dated 21st July 2025

Site Location Plan 241218-CGW-KK-XX-00-D-A-1101-P02
Tree Survey RSKHL_8812.25 TCP

Received: 09.09.2025

Construction Phase Plan C01369
Construction Environmental Management Plan C01369
Demolition Environmental Management Plan C01369

Received: 23.01.2026

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

- 3** In the event that contamination is found at any time when carrying out the approved development, the Local Planning Authority shall be notified immediately. Development shall cease in the affected area and a written method statement detailing the nature of the contamination and the proposed remediation measures shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out in accordance with the approved details. Following completion of the remediation, a verification report confirming that the site is suitable for its permitted use shall be submitted to and approved in writing by the Local Planning Authority before development recommences in the affected area.

REASON: To ensure compliance with Core Policy 56 and to reduce the risks associated with land contamination.

- 4 Unless otherwise required by conditions elsewhere in this planning permission, the development shall be carried out at all times in full accordance with the Construction Phase Plan, Construction Environmental Management Plan, and Demolition Environmental Management Plan (prepared by MJG, and dated 23/01/26)

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 5 There shall be no burning undertaken on site at any time. Construction hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no working on Sundays or Bank Holidays. Stone crushing shall be limited to 10.30hr to 15.30hrs Monday to Friday with no crushing at weekends or bank holidays. Where possible this shall take place away from sensitive noise receptors; and where located nears residential dwellings acoustic screening must be used to minimise potential impact

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 6 Prior to the final surface materials being laid, details of the car parking surfacing material to be used for the parking area and the demarcation of the parking bays shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the absence of such details within the submission, so as to allow the consideration of the adequacy of the car park.

- 7 Prior to the first use of the car park hereby granted planning permission, the electric vehicle charging infrastructure shown on the approved plans shall have been put in place and made available for use.

REASON: For the avoidance of doubt and so as to ensure compliant with Policy T3 to the Chippenham neighbourhood Plan.

- 8 Prior to the first use of the development, a scheme for, and timing of, the provision of additional undercover and secure cycle parking at the site shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme, with the cycle parking being retained and made available for use thereafter.

REASON: The proposals make no provision for additional cycle parking at the site and so as to comply with the requirements of the Wiltshire Local Transport Plan 2011 – 2026 Cycling Strategy 2014.

- 9** Other than works to existing buildings, no demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until a Tree Protection Plan showing the exact position of each tree and their protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction - Recommendations"; has been submitted to and approved in writing by the Local Planning Authority, and;

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

Informatives

10 Protected species

Under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to disturb or harm any protected species, including breeding birds, reptiles, and bats. Protection for certain species, such as bats, extends to the places they use for shelter or resting, and this

statutory protection remains in force regardless of planning consent. If your proposals have the potential to affect protected species, you are advised to seek guidance from a suitably qualified ecologist and consider whether a licence from Natural England may be required prior to commencing works. Further information is available on Natural England's website.

Informative

11 Removal of asbestos

The applicant should note that the works hereby approved involve the removal and disposal of asbestos. Asbestos should only be removed by a licenced contractor, Asbestos waste is classified as 'special waste' and as such, can only be disposed of at a site licensed by the Environment Agency. Any contractor used must also be licensed to carry 'special waste'.

***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](#)