



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01475
Decision Date: 05/06/2026

Applicant:	KES Ventures Ltd Marridge Hill House, Marridge Hill, Ramsbury, Marlborough, SN8 2HG
Particulars of Development:	Alterations and reconfiguration of existing Class E commercial building including subdivision into multiple commercial units, reinstatement of traditional shopfront, formation of new window openings and associated refurbishment works.
At:	20 Church Street, Calne, SN11 0HS

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 received 03/03/26:

Location Plan 24-06-E100

Site Plan 24-06-105

Proposed Ground Floor Plan 24-06-102

Proposed First Floor Plan 24-06-103

Proposed Second Floor Plan 24-06-104

Proposed North Elevation 24-06-120

Proposed East Elevation 24-06-121

Proposed South Elevation 24-06-122

Proposed West Elevation 24-06-123

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

- 3** No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- the off-site parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- pedestrian and cyclist protection
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and
- construction works; and
- hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area and with consideration to highway safety

- 4** Notwithstanding the approved drawings, no works to the installation of the proposed shopfront or the new windows on the west elevation hereby approved shall commence until large scale details of these elements (1:5 elevation, 1:2 section) have been submitted to and approved in writing by the Local Planning Authority.

These details shall include vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels, including glazing bars and frame profiles.

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of preserving and enhancing the character and appearance of the Conservation Area.

- 5** No construction work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

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

Informative

- 1** The applicant is advised that the Environmental Permitting (England and Wales) Regulations 2016 may require a permit or exemption for certain works in proximity to a main river or flood defence. This includes works:

- within 8 metres of a main river (16 metres if tidal);
- within 8 metres of a flood defence structure or culverted main river;
- involving excavation or construction within 16 metres of a main river or flood defence; or
- within the floodplain of a main river where flood flow or storage may be affected.

The applicant should be aware that the granting of planning permission does not remove the need to obtain any necessary permits, and that consent may not automatically be forthcoming. Early engagement with the Environment Agency is advised.

Further guidance is available at: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Informative

- 2** The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water

Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

Informative

- 3** The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Informative

- 4** 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.

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](#)