



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01646
Decision Date: 17/06/2026

Applicant:	Step (Wiltshire) Limited C/O agent, Bodenham House Barn, Bodenham, Salisbury, Wiltshire, United Kingdom, SP54EN
Particulars of Development:	Three year temporary change of use of Unit 6 from Use Class B8 to Class F1 (a) to accommodate an Alternative Provision educational facility.
At:	Paxton Business Centre, Whittle Road, Salisbury

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 use hereby approved shall ensure for the benefit of the applicant (Step (Wiltshire) Limited) only. The Class F1 (a) Educational Facility use hereby permitted shall cease, and the building use shall revert to the former Class B8 (storage and distribution) use, on or before 17th June 2029.

REASON: A use for which permission can be justified only on the basis of a special temporary need. The Use Classes referred to in this condition are as specified in the Town and Country (Planning) (Use Classes) Order 1987 (as amended 2020).

- 2** The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location plan received 24/03/26

9911/1/101 Elevations received 20/03/26

9911/1/100 Site floor plan, parking and cycle store plan received 17/06/26

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

- 3** The Cycle store provisions as shown on plan number 9911/1/100 received 17/06/26 shall be implemented prior to first use of the building for the educational facility and shall be retained for the lifetime of the approval.

REASON: To facilitate and encourage sustainable travel.

Informative

- 4** 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.

Níc 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](#)