



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01544
Decision Date: 19/06/2026

Applicant:	Mr and Mrs Batten 133 Cloatley Crescent, Royal Wootton Bassett, Wiltshire, SN4 7FX
Particulars of Development:	Change of use of domestic shed to beauty salon
At:	133 Cloatley Crescent, Royal Wootton Bassett, Swindon, SN4 7FX

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 carried out in accordance with the following approved plans and documents:

Location, Block Plan, Elevation, and Floor Plan received 22nd May 2026

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

- 2 The use hereby approved shall only take place between the following hours:

8:30 am to 18:00 pm Monday to Friday, with extended opening hours between 18:00 and 21:00 on two evenings per week.

The use shall not take place at any time on Saturdays, Sundays and Bank or Public Holidays

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

- 3** At no time shall there be any more than one staff nor any more than two customers at the site at any one time.

REASON: To ensure that appropriate levels of amenity are achievable in this predominantly residential area and that the development does not cause an unacceptable impact on highway safety through additional vehicle movements and parking demand.

- 4** The beauty salon use hereby permitted shall be carried out by the occupiers of 133 Cloatley Crescent, Royal Wootton Bassett, SN4 7FX only and shall not at any time be operated independently of the aforementioned dwelling. Upon cessation of the use hereby approved, the outbuilding shall thereafter be used only for purposes incidental to the enjoyment of the dwellinghouse.

REASON:

The permission is justified only by the particular circumstances of the applicant and the limited scale and intensity of the use, which would not necessarily be acceptable if carried out by another person or on a different basis, having regard to the impact on residential amenity and highway safety, in accordance with Core Policy 57 and the NPPF.

Informative

- 5** 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.

Informative

- 6** INFORMATIVE TO APPLICANT:

This permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or

amending those Regulations, including any such advertisements shown on the submitted plans.

Informative

- 7** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

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](#)