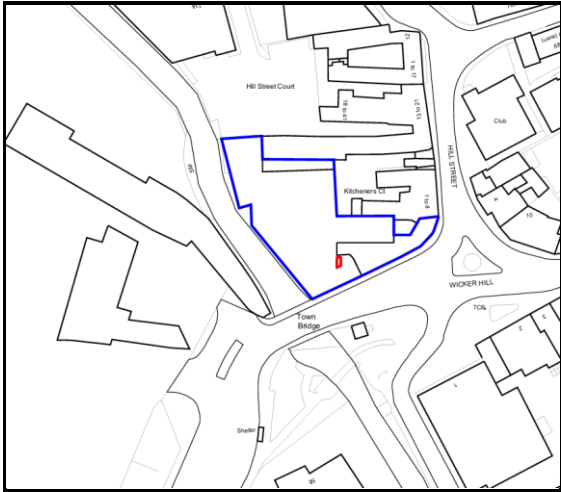


APPLICATION FOR FULL PLANNING PERMISSION  
DELEGATED REPORT

|                          |                                                                      |
|--------------------------|----------------------------------------------------------------------|
| APPLICATION REFERENCE:   | PL/2026/02387                                                        |
| APPLICATION TYPE:        | Full Planning Permission                                             |
| SITE ADDRESS:            | Former Town Bridge Garage, Wicker Hill, Trowbridge, BA14 8LA         |
| DEVELOPMENT DESCRIPTION: | Installation of 2 No. roof mounted condenser units to west elevation |
| RECOMMENDATION:          | That Planning Permission be GRANTED                                  |



PROPOSAL

The application seeks full planning permission for the installation of 2 no. roof-mounted condenser units on an existing commercial building at the Former Town Bridge Garage, Wicker Hill, Trowbridge. The units are stated as required to support the operational needs of the prospective retail tenant and would be positioned at roof level, concealed behind the existing building form to minimise visibility from the public realm. The proposal represents a minor addition to the host building, with no alterations to its overall footprint or primary elevations.

SITE DESCRIPTION / CONTEXT

The application site forms part of an early 20th-century commercial building located on Wicker Hill, at the edge of Trowbridge town centre, within the Trowbridge Conservation Area (CA/W/202). The site sits within the defined Settlement Boundary (Principal Settlement) and forms part of the Town Bridge Wicker Hill Opportunity Site. It occupies a prominent position fronting a Class B highway, with the River Biss immediately to the west and Hill Street to the east, and lies in close proximity to several designated heritage assets including the Grade II\* Kitchener's Arms, the Grade II listed Town Bridge, and the Grade II Former Lock Up. The site is subject to a number of environmental constraints, including Flood Zone 3 designation, areas of surface water flood risk, and identification as a Site of Potential Contamination, and also falls within the 4km Core Roost Buffer for Greater Horseshoe Bats.

## PLANNING HISTORY

| Reference No.  | Proposal / Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Decision |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| W/75/00006/ADV | Single sided box signs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Approved |
| W/79/00897/HIS | Construction of additional offices and reception                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Approved |
| W/93/00373/ADV | Illuminated and non-illuminated signs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Approved |
| W/97/00525/CON | Removal of canopy area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Approved |
| W/95/01158/FUL | 1.2 metre diameter satellite dish (option B siting)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Approved |
| 14/07929/FUL   | Change of use of buildings from former car showroom/garage (Sui Generis Use) to a depot for storage/sales/MOT centre and flexible A1-A5 use to ground floor and flexible A2/B1(a) use to first floor. Demolition of concrete portico to forecourt of building and former single storey sales office. Replace roof material on rear building (part)                                                                                                                                                                                                                                  | Approved |
| PL/2023/02463  | Change of use from retail (Class E) and garage (sui generis) to a mixed use comprising of ground floor retail and ancillary storage (Class E); 3no. offices (Class E) at first floor; with operational development comprising: rear first floor extension; sedum roof and roof mounted solar PV to rear commercial buildings; replacement roof to Units 6 and 7; new shopfront to ground floor with associated replacement windows and doors and ground floor balcony; and associated hard and soft landscaping including formation of service vehicle set down and parking spaces. | Approved |
| PL/2024/09140  | Discharge of conditions 5, 7 and 8 of PL/2023/02463 (ecology mitigation and enhancement, drainage strategy and schedule of materials)                                                                                                                                                                                                                                                                                                                                                                                                                                               | Approved |
| PL/2025/05049  | Removal of condition 1 (time limit for implementation) and variation of condition 2 (approved plans) of PL/2023/02463, and amend conditions 5, 7 and 8 to become compliance conditions                                                                                                                                                                                                                                                                                                                                                                                              | Approved |
| PL/2025/09708  | Installation of pedestrian DDA compliant ramps for customer and delivery access and the installation of new double doors entrance doors to Unit 01.                                                                                                                                                                                                                                                                                                                                                                                                                                 | Approved |

## RELEVANT LEGISLATION, POLICIES AND GUIDANCE

### Wiltshire Core Strategy:

|                |                                                    |
|----------------|----------------------------------------------------|
| Core Policy 50 | Biodiversity and Geodiversity;                     |
| Core Policy 51 | Landscape;                                         |
| Core Policy 57 | Ensuring High-Quality Design and Place Shaping;    |
| Core Policy 58 | Ensuring Conservation of the Historic Environment; |

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

### Wiltshire Design Guide

The Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015).

The Wiltshire Local Transport Plan 4 (LTP4) (March 2025)

Emerging Policy – Wiltshire Local Plan Review

At Full Council on 19 May, the elected members of Wiltshire Council agreed to withdraw the emerging WLP. The said Plan has no material weight for the purposes of the application.

## **CONSULTATION RESPONSES**

Trowbridge Town Council – No Objection

Conservation Officer (Wiltshire Council) – No Objection

## **REPRESENTATIONS**

No third-party comments received.

## **ASSESSMENT**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

*"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise".*

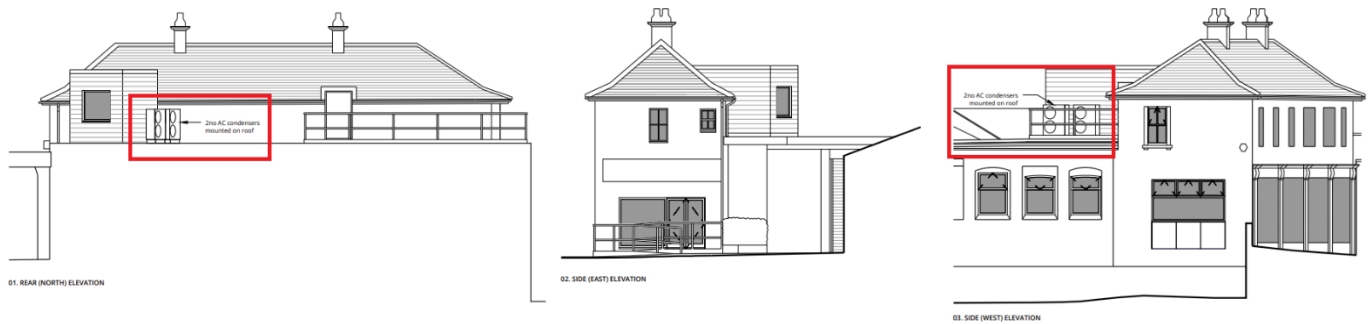
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

The proposed development constitutes a minor and ancillary operational addition to an existing commercial premises. As the site lies within the defined settlement boundary of Trowbridge, the principle of such small-scale development in support of an established commercial use is considered acceptable in land use terms.

Design and impact the upon the character and context of the area

Core Policy 57 Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy requires all new development to achieve a high standard of design that responds positively to its local context. Proposals must reinforce and enhance local character and distinctiveness, relate appropriately to the surrounding landscape, and demonstrate a thoughtful response to existing townscape features. This includes careful consideration of elements such as building height, scale, massing, building line, materials, and overall appearance, ensuring new development integrates harmoniously with its setting.

The proposal comprises the installation of 2 no. small-scale condenser units at roof level on an existing commercial building. By virtue of their limited size, utilitarian appearance and siting below the roofline and behind the main building mass, the units would not be visible from the public realm, including views along Wicker Hill. As such, the development would have a negligible visual presence. Even if glimpsed in wider views, such equipment is characteristic of commercial premises and would appear entirely consistent with the established commercial character of the surrounding area, which includes a range of service infrastructure associated with town centre uses. The proposal would not alter the form, scale, massing or architectural composition of the host building and would preserve the character and appearance of the wider street scene.



*Proposed Elevations*



*Site Image*

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

### Conservation and Heritage

Core Policy 58 and the Planning (Listed Buildings and Conservation Areas) Act 1990 require that development preserves the character and appearance of conservation areas and the setting of listed buildings. The proposed condenser units are modern interventions; however, their siting at roof level and

behind the existing building form ensures they are not visible from public viewpoints. Consequently, there would be no harm to the character or appearance of the Trowbridge Conservation Area, nor to the setting of nearby listed buildings. The Council's Conservation Officer has confirmed no objection, noting that the units would not be visible and that the proposal would assist in securing the viable ongoing use of the site. As such, the development would preserve the significance of heritage assets and, by supporting continued occupation, would have a wider positive effect. The proposal therefore complies with Core Policy 58 and the statutory duties under Sections 16 and 72 of the Act.

### Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable impacts on the amenities of neighbouring occupiers. Paragraph 135 of the National Planning Policy Framework (NPPF) similarly requires that development provides a high standard of amenity for existing and future users.

In this case, the proposed development comprises the installation of 2 no. roof-mounted condenser units. Given their limited size, siting below the main roofline, and position on an existing commercial building, the proposal would give rise to no impacts in terms of outlook, privacy, overbearing effect, or loss of light, and these matters are not material considerations in this instance.

The principal amenity consideration relates to the potential for noise generation associated with the operation of the units. The submitted manufacturer's specification indicates an outdoor sound pressure level in the region of 52–54 dB, which is typical for this type of plant. Whilst it is acknowledged that such equipment has the potential to generate noise, the specific context of the site is an important factor in the assessment.

The nearest residential receptors are located at approximately 18 metres from the proposed units on Hill Street. This separation distance is considered reasonable in an urban context and is further supplemented by intervening built form, including the roof structure of the existing building, which would provide a degree of physical screening and attenuation of noise. In addition, the site is located within a central town centre environment characterised by a relatively high level of baseline activity, including pedestrian footfall, vehicular traffic along Wicker Hill and surrounding routes, and general commercial activity typical of such a location. These factors contribute to an elevated and variable background noise environment when compared to more sensitive suburban or rural settings.

It is also material that similar plant and associated operational equipment are commonly found on commercial premises within town centres, and their presence is generally compatible with such environments. In this context, and having regard to the scale of the proposal (limited to two units), the separation to nearby receptors, and the influence of the surrounding built environment and baseline activity, it is not considered that the development would give rise to significant adverse impacts in terms of noise.

Notwithstanding the above, it is recognised that plant noise should be appropriately controlled to protect residential amenity. While precise background noise levels have not been measured as part of the application, the available information and site context indicate that acceptable operation can reasonably be achieved. On this basis, it is considered appropriate and proportionate to secure safeguards by condition to ensure that the equipment operates within acceptable limits.

Subject to such a condition, the proposal is considered to safeguard the amenities of neighbouring occupiers and to accord with Core Policy 57 (vii) of the Wiltshire Core Strategy.

## Transport and Highways

Core Policies 60 and 61 require development to ensure safe and efficient movement and appropriate access arrangements. The proposal relates solely to the installation of plant equipment and does not alter access arrangements, parking provision, or trip generation. There would be no impact upon highway safety or the operation of the surrounding road network. The proposal is therefore acceptable in transport and highway terms and accords with Core Policies 60 and 61 of the Wiltshire Core Strategy.

## Ecology

Core Policy 50 seeks to protect biodiversity and avoid harm to protected species and habitats. The proposal involves minor works at roof level within an established town centre environment, with no loss of habitat or impact on ecological features. The development does not trigger mandatory Biodiversity Net Gain requirements and is unlikely to give rise to ecological impacts. The proposal is therefore considered acceptable in ecological terms and accords with Core Policy 50.

## Flooding and Drainage

Core Policy 67 Flood Risk of the Wiltshire Core Strategy requires all development to be located, designed, and constructed to minimise vulnerability to flooding and to avoid increasing flood risk elsewhere. Proposals must demonstrate that surface water can be managed safely and sustainably, incorporating appropriate drainage solutions—such as sustainable drainage systems (SuDS)—that ensure runoff rates and volumes do not exceed pre-development levels. Development should provide measurable betterment where necessary, ensuring that drainage strategies are robust, technically compliant, and aligned with national policy. The proposal comprises the installation of plant equipment at roof level and does not involve ground works, changes to site levels, or the creation of additional impermeable surface area. As such, it would have no impact on flood risk, surface water management, or drainage arrangements at the site. Given the scale and nature of development, the proposal is acceptable in flood risk and drainage terms and complies with Core Policy 67 of the Wiltshire Core Strategy.

## **CONCLUSION**

The proposal is considered to be acceptable and in accordance with the relevant policies and guidance outlined above.

## **RECOMMENDATION: That Planning Permission be GRANTED 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:

Technical Specification of Proposed AC Units (13 April 2026)

Proposed First Floor Plan 2122-BiBO-MW-01-DR-A-3111-01

Proposed Elevations 2122-BiBO-MW-E-DR-A-3211-01

Location Plan 2122-BiBO-MW-XX-DR-A-3112-03 NEW

Proposed Site Plan 2122-BiBO-MW-01-DR-A-3113-01

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

3.The rating level of noise emitted from the fixed plant hereby approved shall not exceed the existing background sound level (LA90) when measured at the nearest noise-sensitive receptor, in accordance with BS4142:2014 (or any subsequent revision). If the measured noise level exceeds this level, mitigation measures shall be installed and retained thereafter to achieve compliance.

REASON: To protect the amenities of nearby residential occupiers from noise associated with the development, in accordance with Core Policy 57 of the Wiltshire Core Strategy and the provisions of the National Planning Policy Framework.