



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/00164
Decision Date: 10/07/2026

Applicant:	Bridge Contract Solutions Ltd BEAUFORT BUILDING, BRISTOL ROAD, ALLINGTON, CHIPPENHAM, SN14 6NA
Particulars of Development:	Demolition of existing storage sheds and erection of new storage building
At:	Beaufort Building, Bristol Road, Allington, Chippenham, SN14 6NA

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:

Location Plan

Proposed Floor Plans and Elevations; B 3296 01

Proposed Site Plan; B 3296 02

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

- 3** The development shall be carried out in broad accordance with the recommendations of Section 10 Recommendations of the Beaufort Building, Bristol Road, Allington, Chippenham, SN14 6NA. Preliminary Ecological Assessment. (Alder Ecology UK Ltd, 13th February 2026).

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 4** The building hereby approved shall be used only for purposes ancillary to the existing B8 use and for no other purposes without the approval of the Local Planning Authority

REASON: In the interests of protecting highway safety and neighbouring amenity.

- 5** Prior to the first use of the building hereby approved, all existing shipping containers and ancillary storage located within the southern part of the application site (shown as store A, B, C, D, E, F, and G on drawing B3296 02) shall be permanently removed from the site.

REASON: In the interests of visual amenity

- 6** No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste, temporary accommodation, or other structures used for the purposes of storage, shelter, rest or refreshment, shall be stationed on any part of the site without the prior approval in writing of the Local Planning Authority.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 7** No demolition or construction works shall take place outside of the hours of 0800 and 1800 on Mondays to Fridays, 0800 and 1300 on Saturdays, and at no time on Sundays and Bank or Public Holidays.

REASON: In the interests of the amenity of the area.

- 8** a) No development shall commence (excluding demolition) until a detailed surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The scheme shall:

i) be based on the principles set out in the approved Flood Risk Assessment / Sustainable Drainage Assessment

ii) include details of SuDS features including rain planters and soakaway

iii) include results of infiltration testing undertaken in accordance with BRE 365

iv) demonstrate that runoff rates and volumes will not increase above the existing situation

v) include exceedance flow routing

vi) include a timetable for implementation and a management and maintenance plan

b) the development shall be carried out in accordance with the approved scheme

REASON: To ensure satisfactory management of surface water and to reduce flood risk.

- 9 In the event that infiltration is demonstrated to be unfeasible, no development (excluding demolition) shall commence until a revised drainage scheme has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure an appropriate drainage solution is secured in all scenarios

Informative

- 1 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 Climate

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](#)