



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01374
Decision Date: 10/07/2026

Applicant:	The Arch Company Properties Ltd The Arch Company Properties Ltd, 6th Floor Watling House, 33 Cannon Street, London , EC4M 5SB
Particulars of Development:	Change of Use, repair works and upgrades to the existing building to provide a Class E use (Commercial, Business and Service) for a future tenant.
At:	The Weighbridge , Old Road , Chippenham, SN15 1JA

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:

Location Plan, received 27/02/26

Block Plan, Floor Plans, Roof Plan & Sections 0010 J, received 08/04/26

Proposed Elevations 0011 B, received 27/02/26

Repair Methodology, received 27/02/26

Section 6 of Ecological Impact Assessment, Ethos, December 2025, received 27/02/26

REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

- 3 The premises shall not be open to customers nor shall any external activities, including deliveries or waste collection, take place outside the hours of:

08:00 to 22:00 Monday to Saturday

09:00 to 20:00 Sundays and Bank Holidays

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

Informative

- 1 The application involves works which may affect the public highway. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Streetworks Team at streetworks@wiltshire.gov.uk or by phoning 01225 713 497 or visit their website at <https://www.wiltshire.gov.uk/highways-roadworks-permit-scheme> to make an application.

Informative

- 2 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

- 3 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

- 4 The applicant is advised that the granting of planning permission does not convey any approval to carry out works on, over, under or adjacent to Network Rail land. Separate consents, licences or agreements may be required from Network Rail before any works commence. The applicant should contact Network Rail at an early stage to discuss the proposed development and any requirements relating to construction, drainage, access or works affecting railway operations.

Informative

- 5 All wild birds, their nests, eggs and dependent young are protected under the Wildlife and Countryside Act 1981 (as amended). No works likely to disturb nesting birds should take place during the main bird nesting season (March to August inclusive) unless a suitably qualified ecologist has confirmed that no active nests are present.

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](#)