



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/02112
Decision Date: 17/07/2026

Applicant:	Mr Brian Andrews Manor Hill Farm , Purton, Swindon, Wiltshire, SN5 4EG
Particulars of Development:	Application to authorise the commercial use of the rest of the former agricultural site
At:	Manor Hill Farm, Purton, Wiltshire, SN5 4EG

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:

Site Plan Existing LPC 678 EX 102

(received 28 February 2025)

Location Plan LPC 678 EX 01

(received 25 February 2026)

Proposed Block Plan July 2026 LPC 678 PR 02

(received 14 July 2026)

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

- 2** Notwithstanding the approved plans, within 3 months of the date of this decision a scheme of both hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority. These details shall include:

- Means of enclosure and boundary treatments
- Hard surfacing materials
- Planting scheme to site boundaries to provide screening
- Implementation programme

No further operational development in respect of any hard landscaping shall take place until said scheme has been submitted to and approved in writing by the Local Planning Authority.

All planting and landscaping shall be carried out in the first planting and seeding seasons following approval of the scheme; and any trees or plants which within a period of 5 years from the completion are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

The hard landscaping shall be carried out in accordance with the approved details and implementation programme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and detail is required to be agreed with the Local Planning Authority to ensure a satisfactory landscaped setting for the development.

- 3** Within 3 months of the date of this decision, details of any oil interceptor, petrol interceptor or other treatment measures installed to control contaminated surface water runoff from yards and other hardstanding areas associated with the uses hereby permitted shall be submitted to and approved in writing by the local planning authority. The submitted details shall include the specification, location, capacity, maintenance arrangements and evidence of installation.

Where no such measures are currently installed, a scheme for their provision and implementation timetable shall be submitted to and approved in writing by the local planning authority. The scheme shall be carried out in accordance with the approved details and implementation timetable and shall be retained and maintained in accordance with the approved details.

REASON: To ensure that surface water runoff from the site is appropriately treated and managed to prevent pollution of groundwater, watercourses and the wider environment.

- 4** No new external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication “The Reduction of Obtrusive Light” Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area, the protection of habitat and to minimise unnecessary light spillage above and outside the development site.

- 5** Unit number 9 shall be used for B8 storage or E(g)(i) office and for no other purpose.

Units numbered 9a, 10, 12, 13, 14 & 15 and containers numbered 1 to 12 shall be used for B8 Storage and no other purpose.

Yards 1, 2, 3, 4 & 5 shall be used for B8 storage or as builders or scaffolders yard and no other purpose.

Yard 6 and Unit 11 shall be used for agricultural storage and no other purpose.

No industrial process, manufacturing operation, treatment process, fabrication, processing, repair, finishing, or other industrial activity shall be carried out anywhere within the application site at any time

REASON: To ensure that the use remains of a scale and character appropriate to the site and to protect the amenities of the area.

- 6** No retail sales, trade counter sales, display of goods for sale, or other sales to visiting members of the public shall take place from the site at any time.

REASON: To ensure that the use remains of a scale and character appropriate to the site and to protect the amenities of the area.

- 7** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development permitted by virtue of Part 3 of Schedule 2 to the Order shall be undertaken.

REASON: To restrict alternative changes of use which have potential to create additional traffic movements accessing the site in an unsustainable location.

- 8** No materials, goods, plants, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item

whatsoever shall be placed, stacked, deposited or stored above a height of 3.5 metres above the existing ground level outside any building on the site.

REASON: In the interests of the appearance of the site and the amenities of the area.

- 9** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification) the individual units numbered 9, 9a, 10, 11, 12, 13, 14, 15 and containers numbered 1 to 12 as shown on the approved plan: LPC 678 PR 02 shall remain as individual units and shall not at any time be physically amalgamated to create any larger individual unit/s.

REASON: In the interests of highways safety and to ensure that the scale and intensity of the commercial use remains commensurate with that assessed and approved by the Local Planning Authority.

- 10** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and other than those annotated on approved site plan LPC 678 PR 02, no shipping containers, storage containers, portacabins, trailer bodies or similar structures shall be brought onto, stationed, stored or erected on the site at any time unless planning permission has first been granted by the Local Planning Authority.

REASON: To safeguard the character and appearance of the area and to ensure that the scale and intensity of the commercial use remains commensurate with that assessed and approved by the Local Planning Authority.

Informatives

- 1** 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.
- 2** 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.

- 3** 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.

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](#)