



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/02530
Decision Date: 21/07/2026

Applicant:	Henning Williams Property Ltd Avalon, 2 High Street, Great Cheverell, Devizes, Wiltshire, United Kingdom, SN10 5TN
Particulars of Development:	Change of use of a 36 sq.m unit from B2/B8 (industrial/storage) to a Medical Clinic (Class E(e)) including replacing rusted sheet roofing. The proposal provides a quiet injury rehabilitation & women's health clinic for the local community.
At:	Workshop And Store, Greta Bank, 71 High Street, Great Cheverell, SN10 5XZ

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:

- Application Form

- Acoustic Impact Analysis: External Air Conditioning Condenser v1.1 received 25/06/2026
- Air Conditioning Unit Product Data Sheet, received 25/06/2026
- Location Plan, received 20/04/2026
- Site Plan v2.1.3, received 29/04/2026
- Proposed Change of Use Class B2/B8 to Class E v2.11 received 25/06/2026

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

- 3 The rating level of noise emitted from any fixed plant and machinery associated with the development shall not exceed the existing background sound level (LA90,T) at any time when measured at the nearest noise-sensitive premises. The assessment shall be undertaken in accordance with BS4142:2014+A1:2019. If the rating level exceeds the background sound level, mitigation measures shall be implemented and retained thereafter to ensure compliance with this condition.

REASON: To safeguard the amenity of neighbouring residential occupiers from noise associated with fixed plant and machinery serving the development, in accordance with the requirements of Core Policy 57 of the Wiltshire Core Strategy.

- 4 At no time shall there be more than one practitioner and one client on the premises in connection with the approved Class E use.

REASON: The site has limited parking provision and the condition is necessary to ensure that the approved use operates as a low-intensity use which does not generate parking demand beyond that assessed as acceptable. The condition is therefore required in the interests of highway safety and the efficient operation of the local highway network, in accordance with Core Policies 61 and 64 of the Wiltshire Core Strategy.

- 5 The use hereby permitted shall operate only between the hours of 08:00 and 19:00 Monday to Friday and between 09:00 and 13:00 on Saturdays. The premises shall not be used for the approved use at any time on Sundays or Bank Holidays.

REASON: To safeguard the amenities of neighbouring occupiers in accordance with Core Policy 57 of the Wiltshire Core Strategy.

Informative

6 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](#)