



**The Town and Country Planning Act 1990**  
**Approval of Full Planning Permission with Conditions**  
**Application Reference Number: PL/2026/00418**  
**Decision Date: 28/07/2026**

|                                    |                                                                                                                        |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>                  | Carroll Holding Limited<br>Hangar 45<br>Yatesbury<br>Wiltshire<br>SN11 8FA                                             |
| <b>Particulars of Development:</b> | Proposed extension to existing offices, addition of solar PV to existing hanger, and erection of storage unit to yard. |
| <b>At:</b>                         | HANGAR 45, YATESBURY, CALNE, SN11 8FA                                                                                  |

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:

Site Location & Existing Site Plan AA.24.13.01

Proposed Site Plan AA.24.13.02

Proposed Floor Plans & Elevations AA.24.13.04

Proposed Storage Unit Elevations & Floor Plan AA.24.13.05

Design statement

Received 21.01.26

Solar panel specifications

Received 16.02.26

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

- 3 The construction hours of the approved development shall be limited to the hours of 8am and 6pm on Mondays to Fridays, 8am to 1pm on Saturdays, and at no time on Sundays and Bank or Public Holidays.

REASON: To ensure the retention of an environment free from intrusive levels of noise and activity in the construction period in the interests of the amenity of the area.

- 4 No 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 and to minimise unnecessary light spillage above and outside the development site.

- 6 5)No above-ground development shall commence until details and samples/specifications of the external materials and finishes, including the colour and finish of all wall cladding, roofing materials, doors and windows, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: In the interests of visual amenity, the character and appearance of the Yatesbury Conservation Area, the setting of heritage assets and the North Wessex Downs National Landscape.

- 7 The storage building hereby approved shall be used only for purposes ancillary and incidental to the existing employment uses at Hangar 45 and shall not at any time be occupied or operated as an independent unit of accommodation or business use.

REASON: The Local Planning Authority has assessed the proposal on the basis that the building would remain ancillary to the existing employment use of the site. Separate occupation or use could give rise to impacts that have not been assessed as part of this application.

## **Informative**

- 5 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](mailto: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](#)