



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01038
Decision Date: 31/07/2026

Applicant:	Langfords Car Spares c/o Brimble Lea, Unit 3 Kingsmead Business Park, Shaftesbury Road, Gillingham, Dorset, SP8 5FB
Particulars of Development:	Change of use of part of the commercial yard from Sui Generis (car spares) to a self-storage facility, including the installation of 118 storage containers, widening of the site access, and the erection of security fencing with associated works
At:	Langfords Car Spares, Semley, Shaftesbury, SP7 9AQ

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:

DWG No: 23091-4 Rev C Site Location Plan Date Received 13.02.26

DWG No: 23091-3 Rev J Proposed Site Layout/Landscaping Plan Date Received 30.07.26

DWG No: 80757-04 Rev C Proposed Surface Water Drainage Strategy Date Received 06.07.26

DWG No: 80757-12 Existing Impermeable Area Date Received 06.07.26

Covering Letter with Runoff Rates from Such Salinger Peters Ltd Dated July 2026 Date Received 06.07.26

DWG No: 80757-07 Existing Exceedance Flows Date Received 18.06.26

DWG No: 80757-09 Existing Offsite Overland Flow Date Received 18.06.26

DWG No: 80757-08 Proposed Exceedance Flows Date Received 18.06.26

DWG No: 80757-10 Proposed Offsite Overland Flow Date Received 18.06.26

DWG No: 80757-01 Drainage Survey Date Received 13.02.26

Flood Risk Assessment undertaken by Such Salinger Peters Ltd Dated February 2026 Date Received 13.02.26

Surface Water Calculations undertaken by Such Salinger Peters Ltd Date Received 13.02.26

Drainage Strategy Report undertaken by Such Salinger Peters Ltd Issue 3 Dated February 2026 Date Received 20.02.26

Transport Statement undertaken by Bellamy Transport Consultancy Dated January 2026 Date Received 20.02.26

Maintenance Schedule undertaken by Such Salinger Peters Ltd Date Received 20.02.26

Arbroicultural Method Statement & Tree Protection Plan undertaken by NBTree Management Dated February 2026 Date Received 20.02.26

Ecological Impact Assessment undertaken by Darwin Ecology Dated 2024 Date Received 13.02.26

Proposed Lighting Details Date Received 21.04.26

Biodiversity Net Gain Assessment undertaken by Darwin Ecology Dated November 2025 Date Received 13.02.26

Biodiversity Metric Condition Assessment Date Received 16.02.26

Biodiversity Net Gain Metric Date Received 21.04.26

Biodiversity Net Gain Assessment Date Received 13.02.26

Contamination Statement Dated April 2026 Ref: DC/23091 Date Received 22.04.26

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

- 3** The self-storage use hereby permitted shall comprise no more than 118 storage containers at any time. No additional containers, storage units, buildings or structures associated with the self-storage use shall be stationed, erected or placed within the application site.

All storage containers shall be finished and thereafter retained in RAL 6007 (Bottle Green). No container shall exceed 2.6 metres in height above adjacent ground level and containers shall not be stacked. The approved security fencing shall be finished and thereafter retained in RAL 6005 (Moss Green).

REASON: To define the scope of the permission, to prevent the over-intensification of the self-storage use, to safeguard the character and appearance of the CCNL, and to ensure the development remains compatible with the operation of the adjoining vehicle dismantling business.

- 4** No customer access, movement of vehicles, trailers and containers into and out of the approved storage container yard, or manoeuvring within the storage container yard as shown within approved plan DWG No: 23091-3 Rev J shall take place outside of the hours of 07:00-19:00 Monday to Friday and 08:00-18:00 Saturday and Sunday.

REASON: In the interests of residential amenity.

- 5** Notwithstanding the approved hours of operation for the wider self-storage facility, customer access to the 20 storage containers identified on approved plan DWG No: 23091-3 Rev J (shaded in yellow) shall be limited to the hours of 08:00 to 18:00 on any day.

Furthermore, the area identified hatched in yellow on approved plan DWG No: 23091-3 Rev J adjacent to the dwelling known as Robins Folly shall be kept permanently clear of any containers, vehicles, goods, materials, equipment or other items associated with the self-storage use and shall not be used for external storage purposes at any time.

REASON: In the interests of residential amenity.

- 6** None of the containers sited/stored on the site subject to this development hereby permitted shall have any refrigeration or other powered plant running outside the permitted hours of use of the site under conditions 4 and 5 above.

REASON: In the interests of amenity of the nearby residential properties.

- 7** Any contamination that is found during the course of construction of the development hereby approved that was not previously identified shall be reported immediately to the Local Planning Authority. Development on the part of the site affected shall be suspended until a risk assessment has been carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found, the development shall not resume or continue until remediation and verification schemes have been carried out in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 8** No development shall commence on site (including any vegetation removal or works to existing structures) until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent to the site, with particular reference to the woodland, bats, great crested newts, badgers and nesting birds. The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats.

- 9** Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features including bat boxes, refugia or invertebrate blocks, shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of the development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

- 10** The development hereby permitted shall not be first brought to use until the first 20 metres of the access, measured from the edge of the carriageway has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 11** The proposed access gates shall be positioned a minimum of 20 metres from the edge of the carriageway and hung to open inwards only.

REASON: In the interests of highway safety.

- 12** No part of the development shall be first brought into use until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety.

- 13** Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

- 14** The external lighting to be installed across the site shall be in accordance with approved plan: Proposed Lighting Details and shall be designed and implemented to minimise sky glow, glare and light trespass. The external lighting shall be installed in a downward facing position at all times and shall not face towards adjacent residential properties and shall meet the criteria for Environmental Zone E0 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2021. The external

lighting installed at the site shall be retained and maintained as such thereafter for the lifetime of the development.

REASON: To ensure appropriate levels of adjacent residential amenity are achieved and; to protect the Dark Skies Reserve.

- 15** All soft landscaping as shown on approved plan DWG No: 23091-3 Rev J shall be carried out in the first planting and seeding season following the first occupation of the dwelling or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees, hedgerow or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development.

- 16** The CCTV cameras shown on approved plan DWG No: 23091-3 Rev J shall be orientated so as not to face towards (at any time) the adjacent residential dwelling and curtilage known as Robins Folly, Semley Hollow, Semley, SP7 9AQ.

REASON: To protect residential amenity.

Informative(s) to Applicant(s)

- 1** The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. 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 Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

- 2** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that the 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.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat - If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations

2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

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](#)