



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/02171
Decision Date: 20/08/2026

Applicant:	The Supercar Barns Limited Kingston Farm Holt Road, Bradford On Avon, Wiltshire, BA15 1TS
Particulars of Development:	Change of Use of Supercar Barn (Use Class B8) and adjoining infill extension to a Mixed Use of Storage (Use Class B8) and Café/event space (Use Class E (b) & (c) (iii)) forming a sui generis mixed-use operation. (Retrospective)
At:	Kingston Farm, Holt Road, Bradford on Avon, BA15 1TS

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 policy DM3 (1)(a) 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 and documents:

Location/ block plan scale 1:1250/ 1:500

Ground floor plan scale 1:100 (revised - received 9/7/26)

First floor plan scale 1:100

Ground floor plan/ infill extension scale 1:100 (revised - received 9/7/26)

Parking plan scale 1:500 drg no. 1074-001

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

2 The use of the site shall be limited to a mixed use comprising:

1. Storage and display of supercars and hypercars to visiting members of the public;
2. Café for the sale of food and drink to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises; and
3. Events and functions associated with the storage and display of supercars and hypercars and use of the café within the limitations set out in conditions 4 and 5 of this permission.

REASON: To define the scope of the sui generis use hereby approved.

3 The display/event space and café use hereby permitted shall not be open to customers except between the hours of 09:00 and 17:00 on Wednesdays to Sundays inclusive other than during occasional events within the terms of conditions 4 and 5 of this permission.

REASON: To safeguard the amenities of nearby residents.

4 The number of organised outdoor events held on the site and associated land (as denoted by the blue line on the approved location plan) shall not exceed 24 such events in any calendar year. All outdoor events shall cease by 17:00 hours. No outdoor event shall take place on a Monday or Tuesday, except where that day is a Public or Bank Holiday.

REASON: To safeguard the amenity of neighbouring occupiers and to minimise disturbance associated with outdoor events.

5 The number of indoor evening events held within the site area (as denoted by the red line on the approved location plan) after the normal operating hours of 9 am to 5 pm shall not exceed 24 events in any calendar year. No indoor event shall continue beyond 00:00 hours (midnight) or be held on Mondays or Tuesdays (except where that day is a Public or Bank Holiday).

REASON: To safeguard the amenities of neighbouring occupiers from late-night noise and disturbance.

6 No events exceeding 50 attendees shall take place until a Traffic Management Plan has been submitted to and approved in writing by the Local Planning

Authority. The Traffic Management Plan shall include but not be limited to the following details:

- the anticipated/maximum number of visitor vehicles, staff vehicles and service vehicles associated with the approved use for outdoor events at any one time
- the anticipated/maximum number of visitor vehicles, staff vehicles and service vehicles associated with the approved use for indoor evening events at any one time
- the arrangements for visitor arrival and departure, including measures to avoid queuing or congestion on the public highway
- details of any temporary or permanent traffic signage, directional signage and wayfinding measures
- the location, layout and management of on-site car parking areas
- the location, layout and management of any overspill or temporary parking areas
- arrangements for stewarding, traffic marshalling and pedestrian management during events
- measures to ensure safe access and egress for emergency vehicles at all times
- arrangements for coach, taxi, minibuses, delivery and servicing vehicles
- a procedure for monitoring, reviewing and updating the Traffic Management Plan where necessary

The use hereby permitted shall thereafter be carried out in full accordance with the approved Traffic Management Plan.

REASON: In the interests of highway safety, to ensure the safe and efficient operation of the local highway network, and to safeguard the amenities of neighbouring occupiers.

- 7** Any music played at the premises shall be limited to background or incidental music ancillary to the approved use and only within the approved operating hours defined by conditions 3, 4 and 5 of this permission. No music, loudspeaker system, public address system or other amplified sound shall be audible at the façade of any noise-sensitive receptor (including residential properties) unless otherwise approved pursuant to Condition 8 of this permission for the purposes of occasional events.

REASON: To safeguard the amenity of neighbouring occupiers from noise disturbance during noise-sensitive hours.

- 8** No live music, DJ-led entertainment, amplified music or similar amplified entertainment shall take place at the site unless and until:

(a) a Noise Impact Assessment has been undertaken by a suitably qualified and competent acoustic consultant;

(b) the assessment has been submitted to and approved in writing by the Local Planning Authority; and

(c) any mitigation measures identified within the approved assessment have been fully implemented.

The Noise Impact Assessment shall demonstrate, with reference to relevant British Standards and any superseding guidance, that noise arising from the proposed entertainment activities will not result in an adverse impact on the amenity of nearby noise-sensitive receptors (including residential properties).

Any mitigation measures identified in the approved Noise Impact Assessment shall be fully implemented prior to the commencement of the approved entertainment activities and shall thereafter be retained and maintained for the lifetime of the use.

REASON: To ensure that amplified entertainment does not give rise to unacceptable noise impacts on nearby residential receptors and to safeguard residential amenity.

- 9** No new external lighting shall be installed on site unless details of proposed new lighting have been first submitted to and thereafter approved by the Local Planning Authority in writing. The submitted details must demonstrate how the proposed lighting would impact on bat habitat compared to the existing situation. The plans shall be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

Níc 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](#)