



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/02295
Decision Date: 02/09/2026

Applicant:	Mr Bob Bennett 3 St Margarets Gardens, Melksham, Wiltshire, SN12 7BT
Particulars of Development:	Construction of an extension to children's nursery and alteration to front boundary fence to provide additional parking provision
At:	3 ST MARGARETS GARDENS, MELKSHAM, SN12 7BT

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 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

Proposed Ground Floor Plan S08 RevA received 17 Jul 2026

Proposed North and South Elevations S11 received 2 Jun 2026

Proposed Roof Plan S10 received 2 Jun 2026

Proposed First Floor Plan S09 received 2 Jun 2026

Proposed East and West Elevations S12 received 2 Jun 2026

Location Plan received 8 Apr 2026

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

- 3 The external materials of the development shall be constructed in accordance with the materials specified on the approved plans.

REASON: In the interests of good design and the character and appearance of the area.

- 4 The development hereby permitted shall not be first brought into use until the eight parking spaces shown on the approved plans have been laid out and made available for use. The parking spaces shall thereafter be retained for parking purposes and kept free from obstruction at all times.

REASON: In the interests of highway safety and to ensure adequate parking provision.

Informative

The applicant is advised to take all reasonable steps to protect retained trees and their root protection areas during demolition and construction works. Particular care should be taken to avoid excavation, compaction of soil, storage of materials, fires, changes in ground levels or the movement of plant and machinery within root protection areas. Reference should be made to the recommendations contained within BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations."

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](#)