



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/03713
Decision Date: 25/09/2026

Applicant:	Hillier 66-78 Tollgate Road, Salisbury, Wiltshire, SP1 2JJ
Particulars of Development:	Rear infill extension and internal alterations to accommodate additional classrooms and ancillary rooms to existing Salisbury 6th Form College
At:	Salisbury Sixth Form College, 66-78 Tollgate Road, Salisbury, SP1 2JJ

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 and documents:

Application form received by this office 11/06/2026

Planning, Design & Access Statement (Document Reference: 691- S6C - DASS issue 1, received by this office 11.06.2026

Location and Floor Plans as existing (Drawing Reference: 691-P-01), received by this office 11/06/2026

Site Plan as existing (Drawing Reference: 691-P-02), received by this office 11/06/2026

Elevations as Existing & As Proposed (Drawing Reference: 691-P-04), received by this office 11/06/2026

Proposed Drainage Layout (Drawing Reference: 6424 - E01 - C4), received by this office 11/06/2026

Arboricultural Impact Assessment & Method Statement (Document Reference: DS 61826 AC) received by this office 11/06/2026

Tree protection plan for Arboricultural method statement (Drawing Reference: DS 61826 AC TPP-AMS), received by this office 11/06/2026

Site & Floor Plans as Proposed (Drawing Reference: 691- P – 03 rev C), received by this office 08/09/2026

Roof Plans Existing & Proposed (Drawing Reference: 691- P – 05 Rev A), received by this office 08/09/2026

Proposed Salisbury Sixth Form College Extension Travel Plan Revision D, received by this office 08/09/2026

Wardale Two Tier Cycle Shelter Details, received by this office 08/09/2026

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

- 3** Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) and Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved plans shall thereafter be implemented throughout the construction period.

The plans shall include details of:

- a. Measures to minimise and manage noise, vibration and dust arising from construction activities;
- b. The movement of construction vehicles, including working hours;
- c. The cutting, processing and storage of building materials on site;
- d. Wheel washing and vehicle wash-down facilities and measures to prevent mud, dust, debris or other material being deposited on the public highway;
- e. The transportation, storage and disposal or recycling of waste materials;
- f. The loading and unloading of plant, equipment and materials;
- g. The location and use of generators, plant and temporary site accommodation;
- h. The parking of contractors', operatives' and visitors' vehicles;
- i. The recycling of waste materials (if any)

The development shall be carried out in full accordance with the approved details.

REASON: In the interests of residential amenity, highway safety and environmental protection during the construction phase of the development.

- 4** No demolition, site clearance or development shall commence on site, and no equipment, machinery or materials shall be brought onto the site for the purposes of development, until the trees identified as T1g have been protected in accordance with the Arboricultural Method Statement and Tree Protection Plan (Drawing TC1, Appendix B of the Arboricultural Impact Assessment and Method Statement), prepared in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction – recommendations.

The approved tree protection fencing shall be erected prior to the commencement of any works and shall be retained for the duration of the construction period. The fencing shall not be removed, repositioned, breached or otherwise compromised, nor shall any materials, plant, machinery, spoil, chemicals or waste be stored within the protected areas, until all development works have been completed and all equipment, machinery and surplus materials have been removed from the site.

REASON: To ensure the protection of trees on the site in the interests of visual amenity.

- 5** Materials and finishes to be used in the construction of the works hereby permitted shall be as stated on the application form and in the submitted documents and to match the existing.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 6** No part of the extension hereby permitted shall be first occupied until the car parking and cycle parking facilities shown on the approved plans have been constructed, laid out and made available for use.

The car parking and cycle parking facilities shall thereafter be retained and kept available for those purposes at all times.

REASON: In the interests of highway safety and to promote sustainable modes of transport.

- 7** The car parking facilities hereby approved shall be operated in accordance with the approved Travel Plan (September 2026 Rev D). The car park shall be restricted to use by staff, visitors and disabled users, and shall not be used by students other than where required for accessibility or mobility purposes.

The access control measures described within the approved Travel Plan shall be retained and operated for the lifetime of the development.

REASON: To ensure that the parking provision is managed as assessed, to minimise unnecessary vehicle trips and to encourage sustainable travel choices.

- 8** The development hereby permitted shall be operated in accordance with the approved Travel Plan, Revision D, dated September 2026. The measures, monitoring and review provisions contained within the Travel Plan shall be implemented and maintained throughout the operation of the development.

REASON: To promote sustainable travel and reduce reliance on the private car.

- 9** No part of the development hereby permitted shall be brought into use until all windows within the southern elevation identified on the approved plans as being partially obscured glazed have been fitted with obscure glazing to the lower 50% of the glazed area, to match the existing obscure glazing to the windows within the eastern elevation, in accordance with the approved plans. The obscure glazing shall thereafter be permanently retained and maintained in that form at all times.

REASON: In the interests of safeguarding the residential amenities and privacy of neighbouring occupiers.

- 10** No part of the development hereby permitted shall be brought into use until three swift nesting boxes have been installed on the western elevation of the building in accordance with the approved plans. The nesting boxes shall thereafter be permanently retained.

REASON: To secure a biodiversity enhancement in the interests of biodiversity conservation.

Informatives

Informative: Surface Water Management

The applicant's attention is drawn to the comments of the Lead Local Flood Authority, which advise that any future development proposals at the site should demonstrate compliance with sustainable drainage principles, including SuDS interception standards, and seek to provide a degree of betterment in surface water management. Where practicable, proposals should incorporate measures such as green roofs, rainwater harvesting systems, downpipe planters, and other sustainable drainage features to reduce surface water runoff and enhance the management of rainfall events. Early engagement with the Lead Local Flood Authority is encouraged in the preparation of any future planning applications.

Informative: External Plant Equipment

The applicant is advised that no external plant equipment forms part of the approved development. Should external plant, including but not limited to air source heat pumps, condensers, air handling units, extraction equipment or other mechanical building services equipment, be required as part of the development, the applicant should contact the Local Planning Authority to establish whether a further planning permission is required. Any such proposal may need to be supported by an Environmental Noise Survey and Plant Noise Impact Assessment demonstrating that the equipment would not result in an unacceptable impact on the amenity of nearby noise-sensitive properties.

Informative - Solar Photovoltaic Panels

The applicant is advised that the proposed solar photovoltaic (PV) panels shown on the approved plans may require separate consent under Class J of Part 14 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior to installation, the applicant should satisfy themselves whether an application for prior approval is required by the Local Planning Authority in respect of the design or external appearance of the development, including consideration of any potential glare impacts on neighbouring land. The grant of planning permission does not remove the need to obtain any separate consent that may be required.

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](#)