Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/09583

Decision Date: 19 March 2024

Applicant:	Greggs The Bakers Greggs Amesbury Distribution Centre 31 Equinox Drive, Amesbury, SP4 7SZ
Particulars of Development:	Variation of condition 2 of 18/07937/FUL to allow additional 3 No. meeting rooms to existing office area and extension to existing logistics office area
At:	Greggs Amesbury Distribution Centre, 31 Equinox Drive, Amesbury, SP4 7SZ

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

In accordance with paragraph 38 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 compliance with the following conditions:

Conditions: (9)

1 The development hereby permitted shall be carried out in accordance with the following approved documents and plans:
Plan Ref: GRAMES2-CFL-P2-ZZ-AP-A-01001 Existing Site Location Plan P02 S2, received by this office 14/12/2023
Plan Ref: 2248-CFL-ZZ-ZZ-PL-A-P-0501 Rev P02 dated 17/08/2018, Proposed Site Plan Phase 1, received by this office 12/09/2018
Plan Ref: GRAMES2-CFL-P2-ZZ-AP-A-05001 Proposed Site Plan Phase 2 P03 S2, received by this office 14/12/2023
Plan Ref: 2248-CFL-00-00-PL-A-P-0601 Rev P02 dated 17/08/2018, ProposedGround Floor Plan Ph1, received by this office 12/09/2018
Plan Ref: GRAMES2-CFL-P2-00-AP-A-06001 Proposed Ground Floor Plan Phase 2 P02 S2, received by this office 06/11/2023
Plan Ref: 2248-CFL-00-03-PL-A-P-0603 dated 17/08/2018, Proposed Roof Plan Ph1, received by this office 12/09/2018

Plan Ref: GRAMES2-CFL-P2-02-AP-A-06003 Proposed Roof Plan Phase 2 P02 S2, received by this office 06/11/2023
Plan Ref: 1090 001 A Phase 1 Landscape Strategy dated 27/07/2018, received by this office 12/09/2018
Plan Ref: 1090 002 A LANDSCAPE STRATEGY - PHASE 2, received by this office 14/12/2023
Plan Ref: 1090 100 B LANDSCAPE PROPOSALS Sheet Layout, received by this office 14/12/2023
Plan Ref: 1090 101 C LANDSCAPE SOFTWORKS North West, received by this office 14/12/2023
Plan Ref: 1090 102 C LANDSCAPE SOFTWORKS West, received by this office 14/12/2023
Plan Ref: 1090 103 D LANDSCAPE SOFTWORKS North East, received by this office 14/12/2023
Plan Ref: 1090 104 C LANDSCAPE SOFTWORKS South West, received by this office 14/12/2023
Plan Ref: 1090 105 C LANDSCAPE SOFTWORKS South East, received by this office 14/12/2023
Plan Ref: 2248-CFL-00-XX-PL-A-P-2561 dated 17/08/2018, Proposed Fence Details, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-XX-PL-A-P-4092 dated 17/08/2018, Prop. Cycle & Smoking Shelter, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-XX-PL-A-P-4093 dated 17/08/2018, Prop. Sprinkler Tanks & Pump House, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-XX-PL-A-P-4096 dated 12/09/2018 Prop. Signage Details Sheet 1, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-XX-PL-A-P-4097 dated 12/09/2018 Prop. Signage Details Sheet 2, received by this office 12/09/2018
Plan Ref: 2248-CFL-ZZ-ZZ-PL-A-P-4095 dated 12/09/2018 Proposed Signage Location Plan, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0703 dated 17/08/2018, Proposed Sections Phase 1 Sht 3, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0701 dated 17/08/2018, Proposed Sections Phase 1 Sht 1, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0702 dated 17/08/2018, Proposed Sections Phase 1 Sht 2, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-Pl-A-P-0704 dated 17/08/2018, Proposed Section Phase 2 Sht 1, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0707 dated 17/08/2018, Prop. Site Sections Phase 1 Sht 4, received by this office 12/09/2018
Plan Ref: GRAMES2-CFL-P2-ZZ-AP-A-07001 Proposed Sections Phase 2 P02 S2, received by this office 06/11/2023
Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0801 P02 dated 17/08/2018, Proposed Elevations Phase 1, received by this office 12/09/2018
Plan Ref: GRAMES2-CFL-P2-ZZ-AP-A-08001 Proposed Elevations Phase 2 P02 S2,

received by this office 06/11/2023
Plan Ref: P2023001-RBY-00-00-DR-S-4101 drainage planning, received by this office 14/12/2023
Plan Ref: P2023001-RBY-00-00-DR-S-4101 drainage planning, received by this office 14/12/2023
DSA Associates Landscape Design Statement 12th November 2018
Preliminary Ecological Appraisal (Middlemarch Environmental, 12th November 2018)
AM/2216/10.70 Waste Management Strategy 12th September 2018
PFA Consulting Transport Assessment dated August 2018
Wardell-armstrong Flood Risk Assessment dated August 2018
REASON: For the avoidance of doubt and in the interests of proper planning.

2 The development shall be completed in accordance with the agreed details of biodiversity enhancement measures to include bat roosting features and nesting opportunities for birds for each part (one part being Phase 1 development and the other part being Phase 2 development) approved under discharge of conditions application reference PL/2023/07909 as amended by Plan Ref: 1090 102 C LANDSCAPE SOFTWORKS West & Plan Ref: 1090 105 C LANDSCAPE SOFTWORKS South East.
The approved details for each part shall be implemented before each part (one part being Phase 1 development and the other part being Phase 2 development) of the development hereby approved is first brought into use.
REASON: To provide additional roosting for bats and nesting birds as a biodiversity enhancement, in accordance with paragraph 180 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.
REASON: In order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4 The development shall be completed in accordance with the approved scheme of hard and soft landscaping for each part (one part being Phase 1 development and the other part being Phase 2 development) approved under discharge of conditions application reference 18/12070/DOC (phase 1) and discharge of conditions application reference PL/2023/07909 (phase 2) as amended by Plan Ref: 1090 102 C LANDSCAPE SOFTWORKS West & Plan Ref: 1090 105 C LANDSCAPE SOFTWORKS South East.
All soft landscaping comprised in the approved details of landscaping for each part (one part being Phase 1 development and the other part being Phase 2 development) of the development shall be carried out in the first planting and seeding season following the first use or the completion of each part of the development hereby permitted, 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 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. The approved hard landscaping details for each part shall be implemented before each part (one part being Phase 1 development and the other part being Phase 2 development) of the development hereby approved is first brought into use, 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 and to provide a biodiversity enhancement, in accordance with paragraph 180 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

5 The development hereby approved shall be carried out in accordance with the recommendations made in Section 7. Recommendations of the Preliminary Ecological Appraisal (Middlemarch Environmental, 12th November 2018).
REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats through the implementation of detailed mitigation measures.

6 External lighting to Phase 1 shall be completed in accordance with the details agreed under discharge of conditions application reference 18/12070/DOC (Osborn Associates Drawing 1960-E05_D – External Electrical Layout). No additional 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 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: To minimise unnecessary light spillage above and outside the development site. Many species are active at night (bats, badgers, otters) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.

7 No part (one part being Phase 1 development and the other part being Phase 2 development) of the development hereby permitted shall be first brought into use until the parking and servicing areas shown on the approved plans have been consolidated, surfaced and laid out in accordance with the approved details. Those areas shall be maintained and remain available for those uses at all times thereafter. REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

8 No part (one part being Phase 1 development and the other part being Phase 2 development) of the development hereby permitted shall be first brought into use until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.
REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the site shall be used solely for purposes within Class B8 (with ancillary E(g)(i) uses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).
REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class(es), having regard to the circumstances of the case.

Informatives: (1)

INFORMATIVE TO APPLICANT: Environmental Protection Act 1990
The applicant should be aware that Councils must investigate complaints about issues that could be a 'statutory nuisance' (a nuisance covered by the Environmental Protection Act 1990). If a complaint of statutory nuisance is justified an Abatement Notice can be served upon the person responsible, occupier or owner of the premises requiring that the nuisance be abated.
In light of this legislation, the Public Protection team recommend the following:
- No burning of waste or other materials shall take place on the development site.
- Measures should be taken to reduce and manage the emission of noise, vibration and dust
- No construction or demolition work should take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Parvis Khansari - **Corporate Director, Place**

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