



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2024/09079
Decision Date: 18/07/2025

Applicant:	SREIT (Portergate) Ltd North Suite 2, , Town Mills, , Rue Du Pre, , St Peter Port, , Guernsey, , GY1 1LT
Particulars of Development:	Full planning permission for external alterations to Units 1 and 2 to create 2 X retail units (Units 1 and 2) and for the use of proposed Unit 1 for retail sales within Class E of the Town and Country Planning (Use Classes) Order, including for the sale of convenience goods from 80% of the sales area and unrestricted comparison goods from the remaining 20%, alterations to vehicle car park and associated development
At:	Units 1 - 2 , Churchill Way West Retail Park, Salisbury , SP2 7TS

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: 2795-URB-ZZ-XX-DR-A-208900 P01 Site Location Plan Date Received 04.12.24

DWG No: 2795-URB-ZZ-XX-DR-A-208950 P01 Proposed Site Layout Plan Date Received 04.12.24

DWG No: 2795-URB-ZZ-00-DR-A-208110 P01 Proposed Demolition Plan Date Received 04.12.24

DWG No: 2795-URB-ZZ-00-DR-A-208150 P01 Proposed Ground Floor Plan Date Received 04.12.24

DWG No: 2795-URB-ZZ-01-DR-A-208150 P00 Proposed Mezzanine Floor Plan Date Received 08.10.24

DWG No: 2795-URB-ZZ-00-DR-A-208750 P00 Proposed Site Compound Plan Date Received 08.10.24

DWG No: 2795-URB-ZZ-XX-DR-A-208250 P01 Proposed Elevations Date Received 04.12.24

DWG No: 2795-URB-ZZ-XX-DR-A-208350 P00 Proposed Site Section A-A Date Received 08.10.24

Transport Statement undertaken by TPP Consulting Ltd Dated December 2024 Date Received 04.12.24

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

- 3** Prior to the commencement of works hereby permitted, an assessment of the acoustic impact arising from the operation of all building services and refrigeration plant installed in respect of Lidl Store shall be undertaken in accordance with BS4142:2014+A1:2019. The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to demonstrate the rated level of noise shall be at least 5dB below background and is protective of local amenity.

Background levels are to be taken as a 15 minute LA90 at the boundary of the nearest residential noise-sensitive receptors.

The scheme shall be submitted to and approved in writing by the Local Planning Authority.

A post installation noise assessment shall be carried out within 3 months of completion of the development to confirm compliance with the noise criteria and additional steps required to achieve compliance shall be taken, as necessary. The details as approved shall be implemented prior to occupation of the development and thereafter be permanently retained.

REASON: In the interests of residential amenity.

- 4** 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), Unit 1 hereby approved shall be used solely for purposes within Class E(a) 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). No more than 20% of the net sales floor space shall be used for the sale of non-food comparison goods. There shall be no sub division of the planning unit to create any additional retail units or additional internal floorspace created.

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposals to change the range and types of goods sold from the premises having regard to the circumstances of the case and the impact on the vitality and viability of the city centre.

- 5** The use of the non-food retail unit (known as Unit 2) hereby permitted shall not be used for the sale of any goods other than those within the following categories:

DIY and/or garden goods, furniture, carpets and floor coverings, camping, boating and caravanning goods, motor and cycle goods, bulky electrical goods, toys, children's furniture and nursery equipment and goods, the sale of non-bulky goods from no more than 33% of the unit's floorspace, soft and hard furnishings and household textiles, pictures, homewares, glassware, tableware, household goods, bathroom and kitchen goods and accessories, household cleaning products, lighting, seasonal goods, giftware and pet products and ancillary confectionary/foodstuffs; and this latter category not exceeding 4% of floorspace.

Goods falling outside this range may be sold only where they form a minor and ancillary part of the store's operation.

There shall be no sub division of the planning unit to create any additional retail units or additional internal floorspace created.

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposals to change the range and types of goods sold from the premises having regard to the circumstances of the case and the impact on the vitality and viability of the city centre.

- 6** No deliveries shall be made to, or collections made from the development hereby approved except between the hours of 0700hrs and 2100hrs Mondays to Saturdays, and between 0800hrs and 1800hrs on Sundays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 7** The use hereby permitted shall only take place between the hours of 0700hrs and 2300hrs Monday to Saturdays, and between 0800hrs and 1800hrs on Sundays and between 0700hrs and 2100hrs on Bank/Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 8 No external building services plant shall be installed in Unit 2 without prior consent from the local planning authority.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 9 No individual unit shall be occupied or brought into use until such time a Travel Plan update including the permitted development has been submitted to and approved in writing by the Local Planning Authority.

REASON: To promote and support sustainable travel.

- 10 Prior to occupation of any unit hereby approved, a Car Park Management Strategy for all matters related to car parking including number of spaces, layout, EV provision and enforcement shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the Management Plan shall be implemented in accordance with the approved details.

REASON: In the interests of road safety and to prevent obstruction of the highway and public areas by inappropriate overspill parking.

Informative(s) to Applicant(s)

- 1 This permission should be read in conjunction with the Unilateral Undertaking dated 2nd April 2025.
- 2 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. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy
- 3 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised

that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

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
- 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](#)