

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk



Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	
	The Beacon Centre, Unit 8
Address Line 1	
	Solar Way
Address Line 2	
Address Line 3	
	Wiltshire
Town/city	
	Amesbury
Postcode	
	SP4 7SZ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
	417683
	141967
Description	

Applicant Details

Name/Company

Title

Mr

First name

Christopher

Surname

Milligan

Company Name

Relentless HQ Boxing & Fitness Ltd

Address

Address line 1

The Beacon Centre, Unit 8 Solar Way

Address line 2

Address line 3

Town/City

Amesbury

County

Wiltshire

Country

Postcode

SP4 7SZ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

288.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Change of use of Unit 8, The Beacon Centre, Solstice Park, Amesbury, from Use Class B8 (Storage and Distribution) to Use Class E(d) (Indoor Sport, Recreation and Fitness) to operate “Relentless HQ,” a dedicated community boxing and fitness facility. Relentless HQ evolves from the long-established Alive Amateur Boxing Club, formerly a non-profit organisation providing boxing and fitness to children and young people across the Amesbury area. The proposal establishes a sustainable, professionally operated facility to meet a clear and currently unmet need, as Amesbury has no dedicated boxing club or specialist training centre despite increasing demand from families, schools, and the wider community.

The change of use will introduce meaningful employment including a full-time head coach, part-time coaching roles, administrative support and safeguarding staff, representing a significant uplift compared to the former warehouse use, which provided no active on-site employment. Given the unit’s modest size, restricted internal height and lack of modern servicing arrangements, it no longer meets contemporary B8 requirements. Its reuse for indoor sport will not compromise the strategic employment function of the Principal Employment Area, which retains substantial and more suitable B-class provision across Solstice Park.

Internal works include installation of training rings, bag stations, fitness zones, reception and changing/WC facilities. No external alterations, extensions, mechanical plant, or access amendments are proposed, and all activities occur entirely within the existing building footprint. Parking and highways impacts are minimal: the majority of members are juniors and youths who do not drive. They are dropped off and collected, resulting in short-duration vehicle activity rather than long-stay parking. Sessions operate on a strict class timetable and predominantly outside peak traffic periods, meaning the development places no pressure on existing estate parking and generates far fewer vehicle movements than a functioning B8 unit, with no HGV activity at all.

The proposal represents a low-impact, community-focused enhancement that delivers employment, health, wellbeing and youth engagement benefits while operating without adverse effect on neighbouring units, parking availability or the strategic role of Solstice Park.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

B1, B2 and B8

The site is Unit 8, Beacon Centre, Solstice Park, Amesbury (SP4 7SZ). It was most recently used for general industrial purposes under Use Class B2, but has been vacant and unused for over six months. There is currently no operational business activity at the unit.

The property is owned by Mr Kuljeet Singh of and has not been occupied or actively used during this recent period.

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

The last use of Unit 8, Beacon Centre, Solstice Park, Amesbury was as a furniture warehouse, operated in connection with Goldcoins Estates Ltd. The use fell within Use Class B8 (Storage and Distribution). This use ceased over six months ago, and the unit has remained vacant and unoccupied since.

When did this use end (if known)?

02/05/2025

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Vehicle Type:

Cars

Existing number of spaces:

6

Total proposed (including spaces retained):

6

Difference in spaces:

0

Vehicle Type:

Cycle spaces

Existing number of spaces:

8

Total proposed (including spaces retained):

8

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

☐ Yes

☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Under 25 square metres

Please justify the reason why biodiversity net gain does not apply:

The site consists entirely of an existing commercial building and hardstanding with no soft landscaping or habitat present. No trees, vegetation or ecological features are affected. The proposal is solely an internal change of use with no external works. No habitats will be lost or degraded and both the pre- and post-development biodiversity metric values are 0. The development therefore meets the criteria for the De Minimis Exemption.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☒ No
☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
☐ No

If Yes, please provide details:

Yes. Waste will be stored in standard Wiltshire Council commercial waste bins, located outside the property in a designated area consistent with existing arrangements used by other unit owners within the Beacon Centre. This approach ensures easy access for regular waste collection and does not obstruct access, parking, or pedestrian routes.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

Yes. Waste will be stored in standard Wiltshire Council commercial waste bins, located outside the property in a designated area consistent with existing arrangements used by other unit owners within the Beacon Centre. This approach ensures easy access for regular waste collection and does not obstruct access, parking, or pedestrian routes.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

Please add details of the Use Classes and floorspace.

Use Class:
E(d) - Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating

Existing gross internal floorspace (square metres) (a):
287.72

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
0

Net additional gross internal floorspace following development (square metres) (d = c - a):
-287.72

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	287.72	0	0	-287.72

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

2

Part-time

4

Total full-time equivalent

4.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes

☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Use Class:

E(d) - Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating

Unknown:

No

Monday to Friday:

Start Time:

06:00

End Time:

21:00

Saturday:

Start Time:

08:00

End Time:

12:30

Sunday / Bank Holiday:

Start Time:

08:00

End Time:

12:30

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

ENQ/2025/01293

Date (must be pre-application submission)

16/09/2025

Details of the pre-application advice received

Summary:

'As submitted at this stage, the general proposals set out in your letter would be considered against the Principal Employment Area and the Councils Highways officer has also raised a concern. In my view, for the reasons I have set out, the proposal for non-employment uses is unlikely to be supported in principle at officer level and an application is not encouraged.'

My Rebuttal:

The proposal seeks change of use of Unit 8 from B8 to E(d) to provide a small community-focused boxing and fitness facility. Although within a Principal Employment Area (PEA), the proposal is fully aligned with Core Policies 34 and 35 and does not undermine the strategic employment role of Solstice Park.

The unit's previous use as a furniture warehouse generated no active employment, and the building's small footprint, low internal height and absence of HGV-compatible servicing space make it unsuitable for modern B8 operations, which require large floorplates and significant goods yards. As such, the unit has no realistic long-term B8 function, and its loss does not impact the wider PEA, which contains extensive remaining B-class floorspace and fully functioning strategic logistics operators. The proposed use will increase employment through a full-time head coach and part-time coaching and administrative roles, meeting CP35 criterion (i), which requires equivalent or greater job creation.

The Wiltshire Core Strategy, especially the Amesbury Area Strategy, encourages improved community facilities, healthier lifestyles and support for small local businesses. The facility will deliver structured youth engagement, mental health benefits and accessible fitness provision for the Amesbury community, directly contributing to these objectives.

Highways impacts are modest and significantly lower than a functioning B8 operation. B8 uses often generate HGV movements and all-day vehicle activity, whereas the proposed gym produces predictable, controlled and mostly off-peak trips due to class scheduling. Importantly, the majority of members are juniors and youths who do not drive. They are therefore dropped off and collected, resulting in short-stay movements rather than prolonged parking demand. This means parking pressure is minimal, especially as classes avoid commuter peaks and as Solstice Park provides extensive existing off-street parking across the wider estate. No HGV traffic will occur under the proposed use. Waste storage will use standard Wiltshire Council commercial bins, consistent with neighbouring units.

In summary, the proposal increases employment, reduces traffic and parking impacts compared to B8, provides significant community and health benefits, and does not compromise the long-term employment function of the PEA. It represents sustainable development and hopefully, should be supported.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Goldcoin Estates Ltd

Number:

1

Suffix:

Address line 1:

1 Agincourt Villas

Address Line 2:

Uxbridge Road

Town/City:

Hillingdon

Postcode:

UB10 0NX

Date notice served (DD/MM/YYYY):

16/09/2025

Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Christopher

Surname

Milligan

Declaration Date

26/11/2025

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Christopher Milligan

Date

05/12/2025

Amendments Summary

As per email sent from Planning to myself 1 Dec 2025 at 13:11

- 1: Please provide a planning statement.
- 2: Application Form Issues - Please re-supply the application form addressing the below issues:

Select 'yes' on the section named 'All Types of Development: Non-Residential Floorspace'

Biodiversity Net gain section: The exemption reason given is invalid as the application is not retrospective. Please use the 'de-minimis' exemption instead.

For guidance on Biodiversity net gain exemption, please use the this website Biodiversity net gain: exempt developments - GOV.UK

- 3: Noise Impact Assessment

4: The red line on the site plan covers a wider area than the one from the location plan. However, I notice that the location plan submitted at pre-application stage cover the same area of the site plan submitted at full application stage. Can you please advise if we have to consider the area of the location plan submitted with this application? If so, please provide a revised site plan covering the same area as the location plan. If however, the red line is meant to be the one within the site plan, I would be happy to retrieve the location plan from the pre-application so that the red line matches on both plans.

- 5: Scale Bars/Plan Scaling - Please re-supply the floor plan on scale including a scale bar. For guidance on floor plan, please see attached the council validation checklist.

- 6: Floor Plans - Please submit existing floor plans.

I HAVE AMENDED ALL THE POINTS MENTIONED.

