

The Town and Country Planning Act 1990
Refusal of non-material change to a planning permission
Application Reference Number: PL/2025/08986
Decision Date: 11/02/2026

Applicant:	Vistry Partnerships Cleeve Hall , Bishop's Cleeve, Cheltenham, Gloucestershire , GL52 8GD
Particulars of Development:	Non Material Amendment to 19/12100/REM for Flat block FB06 Flipped and balcony now facing the car parking, Bin store next to FB10 Made bigger to incorporate the bin store which has been moved from parking spaces 252/253, Bin store next to FB10 moved south to enable balcony for FB06, Car parking spaces next to cycle store relocated
At:	Land At Foundry Lane, Chippenham, Wiltshire

I can confirm that having had regard to the effect of the proposed change, the Council concludes that the amendment is material and accordingly has **REFUSED** the request for a non-material change to the planning permission. The Council considers that the proposed change is material for the reason(s) given below

If you wish to pursue these changes, you will need to apply for planning permission.

Refusal Reason

- 1 The proposed amendments, including the flipping of Flat Block FB06 and alteration of its balcony orientation, the enlargement and relocation of bin stores (including the relocation of the store previously positioned at car parking spaces 252/253), the southward movement of the bin store adjacent to FB10, and the relocation of parking spaces adjacent to the cycle store, collectively represent material changes to the approved scheme. These alterations would affect the layout, design principles, amenity relationships, and site infrastructure to a degree that goes beyond what can be considered non-material under Section 96A of the Town and Country Planning Act 1990. In addition, the nature of the amendments is such that formal consultation with relevant consultees and interested third parties would be required, which cannot be undertaken within the scope of a Non-Material Amendment application. The proposal therefore fails to meet the statutory and policy tests for a non-material amendment and must be refused.

Nic Thomas - Director of Planning, Economy and Regeneration

