

DELEGATED REPORT

Application Reference: PL/2026/00317
Application Type: Non Material Amendment

Site Address: Land at SouthPoint Business Park, Patterdown Road , Chippenham, SN15 2NU
Proposal: Non Material Amendment to PL/2024/03204 to Amendments to roof level terrace, including omission of a small section of upper level vertical cladding which frames the eastern staff entrance, removal of an area of raised flat roof and addition of two trees.

Recommendation: Approve

APPROVED DEVELOPMENT

On 25 October 2024, planning permission (Ref: PL/2024/03204) (the “*Planning Permission*”) was granted for:

“The erection of a new manufacturing and research and development centre, including ancillary offices, production facilities, laboratories, warehousing, ancillary staff facilities, external servicing areas, external area for the storage and internal fit-out of Relocatable Equipment buildings, ancillary test track-bed for static testing of signalling infrastructure equipment and car and cycle parking, together with access, drainage, landscaping and other associated infrastructure (e.g. substation) and works.”

A subsequent non-material amendment was approved on 19 March 2025 for:

“Various changes to planning permission PL/2024/03204 -The erection of a new manufacturing and research and development centre, including ancillary offices, production facilities, laboratories, warehousing, ancillary staff facilities, external servicing areas, external area for the storage and internal fit-out of Relocatable Equipment buildings, ancillary test track-bed for static testing of signalling infrastructure equipment and car and cycle parking, together with access, drainage, landscaping and other associated infrastructure (e.g. substation) and works.”

PROPOSED NON MATERIAL AMENDMENT

The application seeks approval for minor amendments to part of the building and landscaping comprising of the following -

- Amendments to roof level terrace, including omission of a small section of upper level vertical cladding which frames the eastern staff entrance,
- removal of an area of raised flat roof and
- addition of two trees.

LEGISLATIVE CONTEXT

Section 96a of the Town and Country Planning Act 1990 (as amended) gives power to Local Planning Authorities to make non-material changes to planning permissions: It states:

“In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.”

There is no statutory definition of what constitutes a non-material amendment. However, guidance is provided in the National Planning Practice Guidance (NPPG). The guidance states:

“There is no statutory definition of ‘non-material’. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

ASSESSMENT

The changes to the south-east elevation would be relatively modest in the context of the building as a whole. Furthermore, the proposals would be screened by the proposed bunding and landscaping that would be supplemented by a further 2 trees planted in the area. AS such, the proposal wudl not have a significant impact on the character and appearance of the area.

The proposal would result in an area accessible to staff in the building having an outlook to the south east. Currently this terrace area has no outlook due to the height of the cladding. However, given the intervening distance to neighboring properties and the details of landscaping on balance this is not considered to be a material change. The landscaping details can be included within any list of revised approved plans.

CONCLUSION AND DECISION

Overall, the proposals would have no material impact on the planning merits of the proposals including the character and appearance of the area, impact on adjoining land uses and biodiversity and as such it is considered that the changes are non-material.

The proposed changes are considered to be a non-material amendment pursuant to s96A of the Town and Country Planning Act 1990. The application is therefore approved.

Amended Plans subject of this decision:

The approved plans list in Condition 2 of PL/2024/3204 (previously amended) is now amended as follows -

Site Masterplan	SMC-AHR-EX-ZZ-D-L-008104	P19 changes to revision P19-B
Site Sections	SMC-AHR-EX-ZZ-D-L-008141	P05 changes to revision P05-B
Sections Sheet 1	SMC-AHR-ZZ-ZZ-D-A-008301	P07 changes to revision P07-A
Sections Sheet 2	SMC-AHR-ZZ-ZZ-D-A-008302	P07 changes to revision P07-A
Ground Floor Plan	SMC-AHR-ZZ-00-D-A-008201	P07 changes to revision P07-B
Roof Plan	SMC-AHR-ZZ-RF-D-A-008203	P06 changes to revision P06-B
Elevations Sheet 2	SMC-AHR-ZZ-ZZ-D-A-008402	P10 changes to revision P10-B
Upper-Level Plans	SMC-AHR-ZZ-ZZ-D-A-008202	P06 changes to revision P06-B
Soft Landscape Masterplan	SMC-AHR-EX-ZZ-D-L-008121	P07 changes to revision P07-B
Soft Landscaping Plan 02	SMC-AHR-EX-ZZ-D-L-008123	P06 changes to revision P06-B

Condition 2 (Revised):

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Masterplan SMC-AHR-EX-ZZ-D-L-008104 P19-B
Site Sections SMC-AHR-EX-ZZ-D-L-008141 P05-B
Sections Sheet 1 SMC-AHR-ZZ-ZZ-D-A-008301 P07-A
Sections Sheet 2 SMC-AHR-ZZ-ZZ-D-A-008302 P07-A
Ground Floor Plan SMC-AHR-ZZ-00-D-A-008201 P07-B
Roof Plan SMC-AHR-ZZ-RF-D-A-008203 P06-B
Elevations Sheet 2 SMC-AHR-ZZ-ZZ-D-A-008402 P10-B
Upper-Level Plans SMC-AHR-ZZ-ZZ-D-A-008202 P06-B
Soft Landscape Masterplan SMC-AHR-EX-ZZ-D-L-008123 P07-B
Soft Landscaping Plan 02 SMC-AHR-EX-ZZ-D-L-008123 P06-B
(received 16 January 2026)

Boundary Treatment Plan SMC-AHR-EX-ZZ-D-L-008106 P12
Elevations Sheet 1 SMC-AHR-ZZ-ZZ-D-A-008401 P10
(received 17 February 2025)

Site Location Plan SMC-AHR-EX-ZZ-D-A-008101 P07
Existing Site Plan SMC-AHR-EX-ZZ-D-A-008102 P06
(received 4 July 2024)

Arboricultural Method Statement (Arbtech AMS 01)
Tree Constraints Plan (Arbtech TCP01 Overview and Sheets 1-5)
Tree Protection Plan (Arbtech TPP 01 Overview and Sheets 1-5)
Framework Waste Management Plans -Occupation & Development
Framework Travel Plan SMC-ARUP-XX-XX-RP-OM-00002 C01
Noise Assessment SMC-ARUP-XX-XX-RP-OA-00001 P03
(received 28 March 2024)

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