

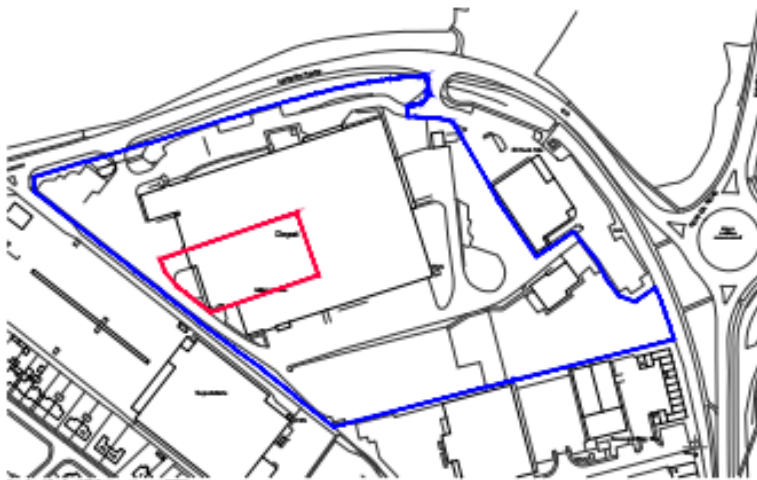
APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09696
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Unit 2A, Amesbury Distribution Park, London Road, Amesbury, SP4 7RT
DEVELOPMENT DESCRIPTION:	Provision of 2No New Loading Doors/Dock-Levellers & Associated Housings
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The distribution park lies at the northern edge of the town and is accessed via London road, Unit 2A, which is a two-storey unit, is situated south-west end of the industrial estate. The overall site of Unit 2A consists of approximately 3635 sq/m, with a building footprint of approximately 3024 sq/m which is made up of warehouse, office, and ancillary areas. The parking is located to the south-west end of the site with two dock-level loading bay doors on the south-west elevation.



LOCATION PLAN

PROPOSAL

The application seeks approval for the installation of no.2 additional loading doors C dock levellers to the front (south- west) elevation. The works will include the existing windows and brick cladding to be removed from a section of the front elevation to make room for two loading doors, dock levellers C metal cladding to match existing. Ground levels to be reduced by c. 1m to allow for dock loading access.



Proposed South-West Elevation

PLANNING HISTORY

Proposal / Summary

PL/2022/05149 - Full planning permission Decision - Approve with Conditions Date: 18/8/2022 – Change of use from Warehouse and distribution B8 to E(Giii) with some ancillary office space.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 4 **Spatial Strategy for the Amesbury Community Area**
- Core Policy 35 Existing Employment Land

- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 61 Transport & Development;
- Core Policy 64 Demand Management

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)

CONSULTATION RESPONSES

WC Highways: No objection, subject to conditions

Amesbury Town Council: Support

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

None received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the

policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

The site is a well-established unit within the existing distribution centre in the Market town of Amesbury. The proposed works are considered minor alterations to improve the overall use of the building and therefore, the principle of such works to support local services and employment are acceptable, subject to final details.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.

- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

The works have been described as: *The proposals are for the provision of two new additional loading doors C dock levellers to the front elevations of unit 2A at Amesbury Distribution Park. The works would include the instalment of 2 loading bay doors and dock levellers to allow for safer loading and unloading of materials, whilst removing the existing brick cladding, windows and retaining wall to allow the ground floor level to be adjusted to accommodate for the dock levellers to be installed.*

It is noted that two existing loading doors are present on site and the proposed additional two would be seen in the context of those along with the unit itself. Therefore, the proposed alterations are modest and would not result in any visual harm to the site or the wider locality.

The works would allow for an improved system and support the distribution centre itself.

The site is near the World Heritage Site boundary. However, due to the small scale of the proposed works it would not have any impact upon the WHS or its setting.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts, which will be considered in detail under the below headings.

Due to the location of the site the works would not affect any residential properties.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

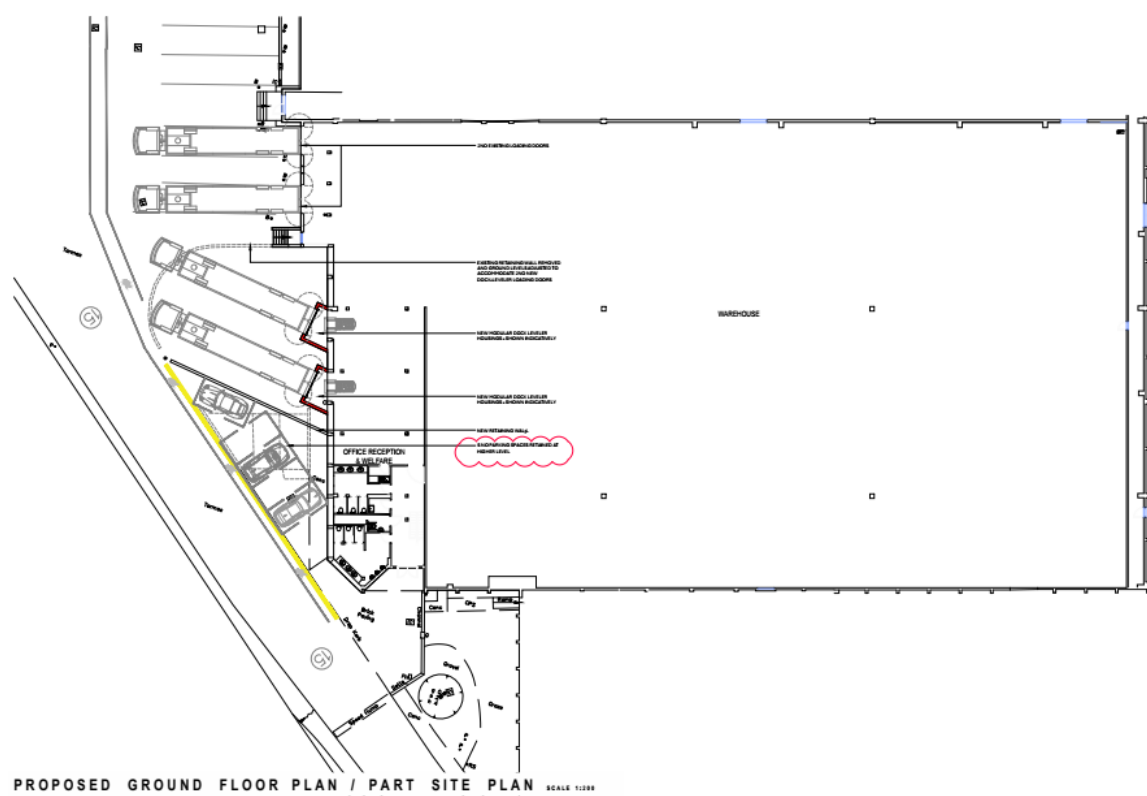
- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

The proposed position of the additional loading bays/doors would be located upon an area of existing parking provision. A revised plan was submitted demonstrating the relocation of the parking area which would be lost. The Council's Highways officer was consulted on this revised plan and raised no objection.



CONCLUSION:

The proposed works are considered small-scale and would not result in any visual harm or any negative impacts upon any residential amenities or highways which would warrant a refusal.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to 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 and documents:

10112.102_B Proposed elevations, floor plans and part site plan received 06/02/26

10112.100_A Location and block plan received 16/12/25

10112.101 Existing elevations, floor plans and part site plan received 16/12/25

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

3. No part of the development hereby permitted shall be first brought into use until the car parking spaces [5] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.