

CASE OFFICER'S REPORT

Application Reference:	PL/2026/03487
Application Type:	Full Planning Permission
Consultation Ends:	07/08/2026
Case Officer:	Joe Richardson

Site Address:	Unit 2, Churchill Way West, Salisbury, SP2 7TS
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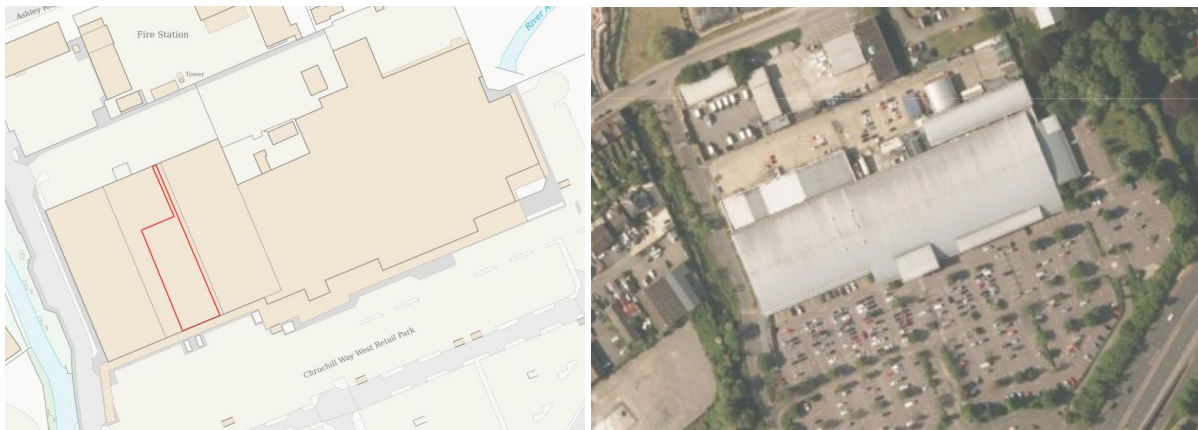
Proposal:	Installation of new plant equipment, roof cowls, access ladder and associated works to the roof, together with alteration to the front entrance door, associated with the use of the ground floor of the premises as a gym
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Recommendation:	Planning Permission be granted subject to conditions
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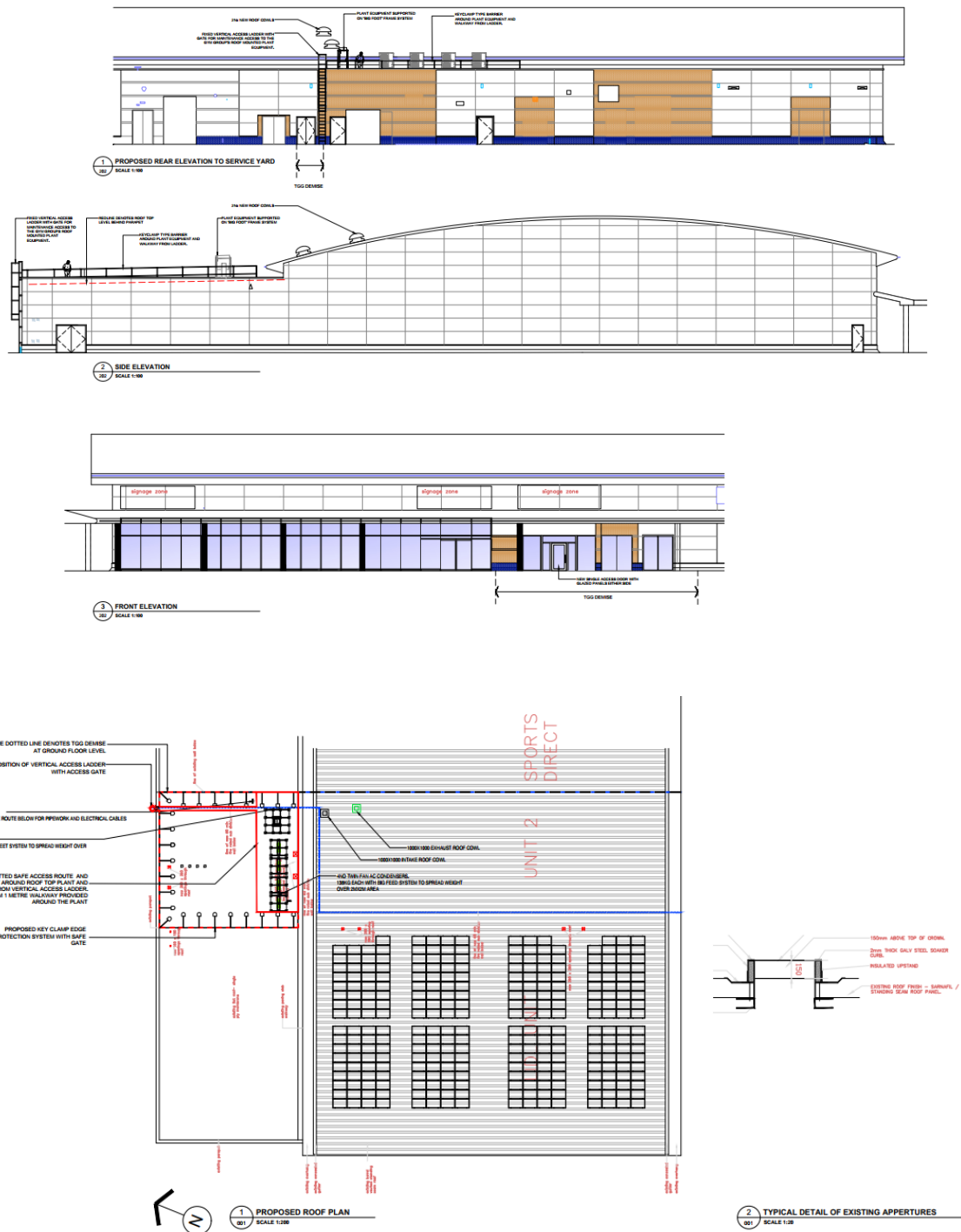
Site Description/Proposal:

The site is located within the established retail park on Churchill Way West Retail Park within a retail terrace of four units. Unit 1 is currently occupied by Lidl following the grant of planning permission, PL/2024/09079 that allowed the partial amalgamation of Unit 1 and Unit 2. The remaining part of the unoccupied Unit 2 is currently vacant and is to be occupied by The Gym Group.

The other two units are occupied by Sports Direct and Waitrose. The retail park is located to the north of the A36 (Churchill Way West) to the north west of the city centre. The site is located within Flood Zone 2, the River Avon SAC catchment area and the 13.8km recreational buffer zone of the New Forest SPA/SAC/RAMSAR site. Vehicular and pedestrian access to the Retail Park is via the A36 to the south. The Retail Park is within walking distance of the surrounding residential areas to the east and west.



Planning permission is sought for the installation of new plant equipment, roof cowls, an access ladder and associated works to the roof, together with alteration to the front entrance door, associated with the use of the ground floor of the premises as a gym. An extract of the proposed elevations and roof plan are shown below.



Relevant Planning History:

There is an extensive planning history on the site and the following permissions are of relevance to this current application:

S/1993/1019 – Outline application to construct new superstore with coffee shop, non-food retail units, petrol filling station, car parking and ancillary service areas.

Condition 29 of this consent stated:

The range and type of goods to be sold from the non-food retail units, hereby permitted, shall be restricted to the following: DIY and/or garden goods, furniture, carpets and floor coverings, camping boating and caravanning goods, motor and cycle goods, bulky electrical goods. Goods falling outside this range may be sold only where they form a minor and ancillary part of the proposed store's operation.

A Section 106 Agreement was also attached to the permission and is still in force on the site.

S/1997/1738 and S/1997/1740 (Units 1 and 3 only) Application to amend Condition 29
Approved on appeal. Amended as follows:

And within Unit 1, office goods, equipment and accessories. In the event of Unit 1 being used for the sale of office goods, equipment and accessories, then no more than 33% of its total floorspace, including circulation space, shall be used for the sale and display of non-bulky goods.

And within Unit 3, sports goods, equipment and accessories. In the event of Unit 3 being used for the sale of office goods, equipment and accessories, then no more than 45% of its total floorspace, including circulation space, shall be used for the sale and display of non-bulky goods.

S/2007/925 Application to amend Condition 29. Approved amendment as follows:

And within Unit 1, office goods, equipment and accessories, toys (including sales of children's furniture and nursery equipment and goods, children's play items (including outdoor play items)

In the event of Unit 1 being used for the sale of office goods, equipment and accessories, toys (including sales of children's furniture and nursery equipment and goods, children's play items (including outdoor play items) then no more than 33% of its total floorspace, including circulation space, shall be used for the sale and display of non-bulky goods.

14/00583/FUL Installation of mezzanine floor within Unit 2 to replace existing A.C 24.04.14

14/00588/FUL Alterations to elevations A.C 24.04.14

14/00589/VAR Vary Condition 29 of S/1993/1019 to extend the range of products that can be sold from Unit 2. A.C 24.04.14

From a review of the planning history of the site, it is considered that the total range of goods that can be sold from the application site comprises of the following:

Unit 1 – 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, and the sale of non-bulky goods from no more than 33% of the unit's total floorspace; and

Unit 2 – DIY and/or garden goods, furniture, carpets and floor coverings, camping, boating and caravanning goods, motor and cycle goods, bulky electrical goods, 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 the floorspace.

PL/2024/09079 - 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 A.C 18.07.25

PL/2025/06796 - Discharge of condition 3 (Assessment of the Acoustic Impact) relating to application PL/2024/09079 APP 10.10.25

PL/2025/09508 - Discharge of condition 9 Travel Plan of planning application PL/2024/09079 (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) APP 28.01.26

PL/2025/09509 - Discharge of condition 10 Car Park Management Strategy of planning application PL/2024/09079 (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) APP 06.01.26

PL/2026/00560 - Lawful development certificate for proposed change of use from Use Class E(a) to E(d) APP 25.03.26

PL/2026/00639 - Partial Discharge of condition 9 (Travel Plan for Unit 2 only) of PL/2024/09079 APP 19.02.26

PL/2026/03167 - Variation of condition 7 of PL/2024/09079 to extend the hours of operation of the gym use and facilitate 24/7 opening to meet the requirements of the operator A.C 28.07.26

PL/2026/03171 - Variation of condition 7 of PL/2024/09079 to extend the hours of operation of the gym use and facilitate 24/7 opening to meet the requirements of the operator A.C 28.07.26

POLICIES

Sections 72 Planning (Listed Building and Conservation Areas) Act 1990

National Planning Policy Framework

Section 2 Achieving Sustainable Development

Section 6 Building a Strong, Competitive Economy

Section 7 Ensuring the Vitality of Town Centres

Section 12 Achieving Well Designed Places

Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the historic environment

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy

Core Policy 2 Delivery Strategy

Core Policy 20 Salisbury Community Area

Core Policy 21 The Maltings/Central Car Park
Core Policy 35 Existing Employment Land
Core Policy 36 Economic Regeneration
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 58 Ensuring the conservation of the historic environment
Core Policy 61 Transport and New Development
Core Policy 67 Flood Risk

Salisbury Central Area Framework (CAF) Adopted January 2020
Maltings and Central Car Park Masterplan 2019
The Wiltshire Retail & Town Centres Study 2020

Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, and further amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015

Saved Salisbury District Local Plan:

R1A Sports, Recreation and Leisure

ISSUES

- Principle of development;
- Design and Amenity impacts;
- Highways Safety;
- Flood Risk

CONSULTATIONS/REPRESENTATIONS

Salisbury City Council – Support with comments received stating:

Salisbury City Council supports this application

WC Public Protection – Objection with comments received stating:

I write regarding the above application for installation of plant on the roof of the development site. Prior to providing our formal response, clarification is required on exactly what plant is to be installed.

The roof plant elevations show:

- 4 no. Mitsubishi PUZ-M250 condensers; and
- 1 no. Mitsubishi QAHV-N560 hot water ASHP.

The noise report, however, assesses:

- 4 no. Mitsubishi PUZ-M250YKA condensers;
- 1 no. Mitsubishi PUHY-P450YNW-A(-BS) condenser;
- 1 no. Swegon Gold RX AHU

I do not see any noise assessment of the QAHV-N560YA-HPB air source heat pump identified on the roof plan elevations, neither do I see where the Mitsubishi PUHY 450 or Swegon Gold AHU will be located on the roof plan elevations.

The submitted plans and noise assessment should be updated accordingly.

UPDATE:

No objection subject to condition with comments received stating:

The revised Noise Impact Assessment has been reviewed and demonstrates compliance with Wiltshire Council's fixed plant noise criterion. Environmental Protection therefore raises no objection on noise grounds. However, it is noted that the assessment refers to an internal plant room where the AHU will be located. The location of the plant room is not shown on the submitted drawings. The Local Planning Authority may wish to satisfy itself that the submitted plans adequately define all elements of the development forming part of this application prior to determination. I therefore recommend the following condition is applied to any approval of this application:

All building services plant as detailed at 5.1.3, and mitigation as detailed at 5.1.9, of AAC Noise Impact Assessment (dated July 2026) shall be installed in full in accordance with plans and documents submitted and maintained at all times thereafter in accordance with manufacturers specification.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

WC Highways – No objection with comments received stating:

I refer to the above planning application for the installation of new plant equipment, roof cowls, access ladder and associated works to the roof, together with alteration to the front entrance door, associated with the use of the ground floor of the premises as a gym.

It is considered that the proposal is not detrimental to highway safety and I therefore raise no highway objection.

Third party representations – None received

ASSESSMENT

Principle of development

The Wiltshire Core Strategy (WCS) sets out a Settlement Strategy and a Delivery Strategy for the sustainable delivery of new development within the County. Applying the normal principle that applications for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise; proposed new development which does not comply with the Settlement and Delivery Strategies will be unsustainable, and so unacceptable as a matter of principle, in this overarching context. The WCS for the area was adopted by Wiltshire Council in January 2015.

The lawful use of the premises has been established as Class E(d) and a Certificate of Lawfulness confirms that indoor sport, recreation and fitness use falls within the authorised use of the unit. The principle of development has been established through the grant of certificate of lawfulness application, PL/2026/00560 to allow The Gym Group to operate from within the Unit.

This application seeks to add external plant machinery to Unit 2. Condition 8 of planning consent, PL/2024/09079 removed the ability to allow for alterations that include the installation of external plant machinery. The condition stipulates:

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.

The site occupies an 'edge-of-centre' location and the proposal comprises the regeneration of an existing vacant retail unit. Accordingly, Core Policy 36 of the WCS states:

Regeneration of brownfield sites will be supported in the Principal Settlements, Market Towns and Local Service Centres where the proposed uses help to deliver the overall strategy for that settlement, as identified in Core Policy 1 (Settlement Strategy) and in any future community-led plans, including Neighbourhood Plans, and/or enhance the vitality and viability of the town centre by introducing a range of active uses that complement the existing town centre.

The installation of plant equipment is necessary to facilitate the operation of the fitness facility and includes provision of an air source heat pump supporting energy-efficient building operations. The proposal therefore aligns with the objectives of Core Policy CP36 in supporting economic activity within an existing economic area and is consistent with the economic and social objectives of the NPPF. The principle of development is therefore considered acceptable.

Design and Amenity impacts

The revised NPPF puts greater emphasis on the need for good design. Paragraph 135 sets out that developments should function well and add to the overall quality of the area; demonstrate good architecture, layout and appropriate and effective landscaping; be sympathetic to local character; and establish a sense of place. It states at Paragraph 139 that development that is not well designed should be refused.

At a local level, WCS policy CP57 (Ensuring High Quality Design & Place Shaping), further requires a high standard of design in all new developments through, in particular, enhancing local distinctiveness; retaining and enhancing existing important landscaping and natural features; being sympathetic to and conserving historic buildings and landscapes in terms of layouts, massing, building heights and plot sizes; and making efficient use of land whilst taking into account the local context and surrounding uses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Core Policy 57 of the WCS also requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 135f) states that

planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

The site subject to this application is located within an established retail park on Churchill Way West Retail Park within a retail terrace of four units in 'an edge-of-centre' location. The plant equipment proposed is to be sited on the rear flat roof of the building set back from the principal elevations and within an area already characterised by service infrastructure, loading facilities and commercial activity associated with the existing retail units. The plant equipment would largely be screened from public viewpoints by the existing building form and would not readily be visible from surrounding areas. The proposed access ladder is located against the rear elevation and the replacement entrance door is contained within the existing structural opening. No significant alteration to the appearance of the building is proposed.

Given the commercial context of the site, the siting and scale of the plant equipment, and the limited public visibility, the proposal would not result in unacceptable harm to the character or appearance of the building or wider area including heritage matters.

The nearest residential properties known as the Avon Reach Flats and 2 Meadow View are approximately 70 and 85 metres from the building façade.

An acoustic assessment undertaken by Air & Acoustic Consultants (ACC) accompanies the submission of this application. Following clarification sought for the Council's Public Protection Team in regard to the air source heat pump, a revised acoustic assessment has been provided and concludes that operational noise from the proposed plant can be controlled to levels below the Council's adopted criteria during both daytime and night-time periods and identifies a low risk of adverse impact. No objection to this proposal is raised by the Council's Public Protection Team subject to the imposition of a planning condition onto any consent requiring the proposed plant equipment to be installed in accordance with the revised acoustic assessment.

Subject to implementation of the plant in accordance with the submitted revised acoustic assessment, officers consider that the proposal would not result in unacceptable impacts from noise, vibration or disturbance. It is therefore considered that the proposal accords with the requirements of Core Policy CP57 of the WCS and paragraph 135 of the NPPF.

Highway safety

The existing site has overall parking availability of approximately 950 spaces which includes provision for 57 disabled spaces and 8 spaces with EV Charging facilities. There is no change to the parking layout serving the retail units by way of this application.

The installation of the plant equipment would not have any impact on highway safety or highway users and this has been confirmed by the response of the Council's Highways Officer that has no objection to this development proposal.

Flood Risk

The site lies within Flood Zone 2. However, the proposal consists solely of an internal mezzanine within an existing building. No changes are proposed to the building footprint, site levels, drainage arrangements or areas of hardstanding. As such, flood risk would not be

increased on or off site. The proposal therefore accords with the requirements of Core Policy CP67 (Flood Risk) of the Wiltshire Core Strategy.

Conclusion/Planning Balance

This is an application to install plant equipment to facilitate the use of the existing retail unit for Class E(d) use associated with the Class E use of the ground floor of the Unit as a gym.

The proposal would facilitate the occupation and effective use of an existing commercial unit, support investment within Salisbury, increase access to health and fitness facilities and contribute positively to the local economy and community wellbeing. These benefits attract significant weight. The submitted acoustic assessment indicates negligible effects on nearby residential properties, and the site's established commercial context further reduces the likelihood of material harm. This has been confirmed within the comments of the Council's Public Protection Officer that raise no objection to the installation of the required plant equipment subject to the imposition of a planning condition that the proposed plant equipment is used in accordance with the submitted acoustic assessment. Given the site is within an 'edge-of-centre' location and for the reasoning as outlined within this report, the installation of the plant equipment to facilitate the use of the building as a gym associated with the Class E(d) use would have no impact on the amenity of the area to warrant the refusal of planning permission.

The proposal is considered to accord with Core Policies 1, 2, 36, 57, 61 and 67 of the Wiltshire Core Strategy, saved Policy R1A of the Salisbury District Local Plan, and the relevant provisions of the NPPF. As such, planning permission should be granted for the development proposal.

RECOMMENDATION

That planning permission be granted with 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:

Site Location Plan Date Received 02.06.26

DWG No: Z1059-002 Rev A Location/Block Plan Date Received 02.06.26

DWG No: Z1059-202 Rev A Proposed Elevations Date Received 02.06.26

DWG No: Z1059-001 Rev E Proposed Roof Plan Date Received 02.06.26

DWG No: 1399/ME/300 Rev P0 Proposed Plant Elevations Date Received 22.06.26

DWG No: Z1059-100-GA Rev A Proposed Ground Floor Plan Date Received 29.07.26

Air Source Heat Pump Data Sheet Date Received 22.06.26

AC Condenser Data Sheet Date Received 22.06.26

Noise Impact Assessment undertaken by Air & Acoustic Consultants Dated July 2026

Date Received 23.07.26

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

3. Prior to the first use of the approved plant equipment, all plant, equipment and associated noise attenuation measures specified in Sections 5.1.3 and 5.1.9 of the approved Noise Impact Assessment Dated July 2026 undertaken by Air & Acoustic Consultants shall be installed in full and made operational. The approved plant and mitigation measures shall thereafter be retained, maintained and operated in accordance with the approved details and the manufacturer's specifications for the lifetime of the development. No replacement plant equipment shall be installed unless it achieves noise emissions no greater than those assessed within the approved Noise Impact Assessment.

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.

INFORMATIVE TO APPLICANT(S):

1. This permission should be read in conjunction with the Unilateral Undertaking dated 2nd April 2025.
2. This permission should read in conjunction with planning approvals PL/2026/03167 and PL/2026/03171 regarding the use of Unit 2.
3. 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
4. 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.

