

**Our Ref: HB/KN/0051/18**

4 January 2024

Planning  
Department for Environment and Community Services  
South Gloucestershire Council  
PO Box 1954  
Bristol  
BS37 0DD

via the Planning Portal

Dear Sir/Madam,

**Application for Non-Material Amendment to Planning Permission P23/00568/F  
Land at Harlequin Office Park, Fieldfare, Emerson Green, Bristol BS16 7FN  
Planning Portal Reference PP-**

We are instructed by Greene King Commercial Investments Ltd to submit the enclosed application for non-material amendment to planning permission P23/00568/F which granted consent for the following development:

*“Erection of 1 No single Drive Thru retail / bakery unit and 1 no. part single storey and part two storey Drive Thru restaurant (Sui Generis), including erection of customer order displays and associated canopies, play equipment and outdoor seating, together with car parking, landscaping and associated works.”*

The application seeks to vary condition 2 which references the approved drawing and secure a number of minor non-material alterations to the scheme.

The application has been submitted via the Planning Portal. Alongside with the application form, the submission comprises a number of amended plans which substitute those already approved:

Approved Drawings	Amended drawings
Proposed Master Plan Site Plan 2111/01 Rev I	Proposed Master Plan Site Plan 2111/01 Rev J
Proposed Elevations (Greggs) 2111/05 Rev D	Proposed Elevations (Greggs) 2111/05 Rev H



Proposed External Treatments 111-06 Rev G	Proposed External Treatments 111-06 Rev H
Proposed Floor Plans (Greggs) 2111/08 Rev D	Proposed Floor Plans (Greggs) 2111/08 Rev E
Landscape Layout EMGrn01 Rev G	Landscape Layout EMGrn01 Rev H
Drainage Layout 8210938-DR-1200-P6	Drainage Layout 8210938-DR-1200-P7
External Site Plan Lighting Layout 020-04-E-01 T4	External Site Plan Lighting Layout 020-04-E-01 T5

## Background

The application seeks approval for a number of minor non-material changes to the approved Greggs unit that have arisen as part of the detailed design process. The changes do not fundamentally change the scheme for which planning permission has been secured.

## Proposed Alterations

The proposed alterations are as follows:

- Replacement of a door with four panel glazed window on side elevation and omission of canopy. A secondary entrance is no longer required.
- Addition of glazed canopy over the main entrance door to provide cover from inclement weather.
- Creation of utility cupboard within cedar cladding projection side elevation.
- Rationalization of utility kiosks at the site entrance.
- Minor increase in the height of the fence around external plant compound and bin store from 2.4 metres to 2.5 metres to better secure and screen the service area.
- Addition of small ventilation grill to the rear elevation of the Greggs unit.
- Addition of a vent to the roof



## **Assessment**

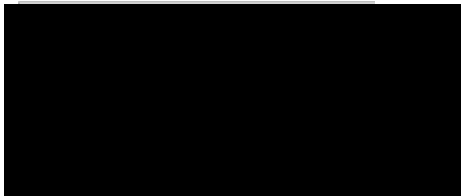
The proposed alterations are very minor in scale and non-material. In many cases they are considered enhancements and thus alterations that will improve the scheme.

The proposed alterations do not fundamentally change the scheme for which planning permission has been obtained. The changes represent good design and do not raise any technical or planning policy issues.

Accordingly, we consider the changes to be acceptable and trust that consent can be granted for this non-material amendment as soon as possible.

If you have any queries or wish to discuss any matters further, please do not hesitate to contact me.

Yours faithfully,



**Helen Binns BA(Hons) MTPL MRTPI**

**Associate Director**

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Cc Shane McNulty, Greene King Commercial Investments Ltd

