

AGENDA

Meeting: STRATEGIC PLANNING COMMITTEE
Place: Council Chamber, County Hall, Trowbridge
Date: Wednesday 12 May 2010
Time: 10.30 am

Please direct any enquiries on this Agenda to Roger Bishton, of Democratic and Members' Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 713035 or email roger.bishton@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225) 713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership:

Cllr Philip Brown	Cllr Jeffrey Ody
Cllr Christine Crisp	Cllr Mark Packard
Cllr Andrew Davis	Cllr Anthony Trotman
Cllr Peter Fuller	Cllr Ian West
Cllr Russell Hawker	Cllr Fred Westmoreland
Cllr Chris Humphries	Cllr Graham Wright
Cllr Julian Johnson	

Substitutes:

Cllr Ernie Clark	Cllr Jacqui Lay
Cllr Bill Douglas	Cllr Francis Morland
Cllr Nick Fogg	Cllr Stephen Petty
Cllr Mollie Groom	Cllr Leo Randall
Cllr John Knight	

PART I

Items to be considered when the meeting is open to the public

1. **Apologies for Absence**

2. **Minutes of the Previous Meeting**

To approve and sign as a correct record the minutes of the previous meeting held on 20 January 2010 (Copy herewith)

3. **Declarations of Interest**

Councillors are requested to declare any personal or prejudicial interests or dispensations granted by the Standards Committee.

4. **Chairmans Announcements**

5. **Public Participation**

Members of the public who wish to speak either in favour or against an application on this agenda are asked to register in person no later than 10.20am on the day of the meeting.

The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice.

6. **N/10/00041/REG3 - Former North Wilts DC Depot, Marlborough Road, Wootton Bassett - Erection of New Road Salt Store Depot - Electoral Division Wootton Bassett South**

A report by the Service Director Development is attached.

PART II

Item during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

None

STRATEGIC PLANNING COMMITTEE

MINUTES OF THE STRATEGIC PLANNING MEETING HELD ON 20 JANUARY 2010 AT ANTROBUS HOUSE, SALISBURY ROAD, AMESBURY.

Present:

Cllr Andrew Davis (Chairman), Cllr Philip Brown, Cllr Christine Crisp, Cllr Peter Fuller, Cllr Russell Hawker, Cllr Chris Humphries, Cllr Julian Johnson, Cllr Jeff Ody, Cllr Mark Packard, Cllr Anthony Trotman, Cllr Ian West, Cllr Fred Westmoreland and Cllr Graham Wright.

Also Present:

Cllr John Brady, Cllr Fleur de Rhe-Philipe and Cllr John Noeken.

1. Apologies for Absence

There were no apologies for absence.

2. Membership Changes

There were no membership changes.

3. Attendance of Non-members of the Committee

The Clerk reported the attendance of non-members of the Committee as listed above.

4. Minutes of the Previous Meeting

Resolved: To confirm and sign as a correct record the minutes of the meeting held on 16 December 2009.

5. **Declarations of Interest**

Cllr Jeff Ody reported that he represented Wiltshire Council on the Wiltshire Archaeological & Natural History Society.

6. **Chairman's Announcements**

There were no Chairman's announcements.

7. **Public Participation**

Members of the public addressed the Committee as set out in Minute No. 8 below.

8. **Amesbury: Proposed Decommissioning of Existing Visitor Facilities and a Section of the A344; the Erection of a New Visitor Centre, Car Park, Coach Park and Ancillary Services Buildings; and Related Highways and Landscaping Works, for English Heritage (Application No. S/2009/1527).**

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application.

The Committee then received statements from the following members of the public expressing their views regarding this planning application to which the Chairman responded:

The following people spoke against the proposal

Mrs Kate Freeman on behalf of South West Friends of the Earth

A statement from Mrs Jenny Raggett of Campaign for Better Transport read out in her absence by Mrs Kate Freeman

Mrs Kate Fielden, Hon Secretary of The Stonehenge Alliance

The following people spoke in favour of the proposal

Mr Simon Thurley, Chief Executive of English Heritage – the applicant

Mr Stephen Quinlan of Denton Corker Marshall – project architect

Mr Chris Blandford of Chris Blandford Associates – the applicant's agent

The Committee also received:

(a) a statement from Mr Peter Wicks, Campaign for the Protection of Rural England

(b) a statement from Cllr John Noeken, a local Councillor

- (c) a schedule of late representations, including a letter from Earth Rights Solicitors, acting for the Stonehenge Alliance

The Committee then considered the detail of a report by the Service Director, Development and received further associated highway and transport information from the Head of Service, Transport Development.

After discussion,

Resolved: To delegate to the Service Director, Development Services to grant planning permission:-

- (a) **Subject to legal advice that the legal issues raised by the legal representatives of the Stonehenge Alliance and any associated procedural matters arising from that consideration have been satisfactorily addressed.**
- (b) **Subject to the prior completion of the Section 106 legal agreement by all relevant parties to provide:-**

1.The construction of a new roundabout at Airmans corner along with lighting drainage and signage.

2.A Travel plan

3.Road traffic and Highway Orders

4.The provision of a tourist information display area within the visitor centre

5.Free access to local people to the stones

6.A Scheme for Movement of the Airmans Cross monument and its ongoing maintenance and a scheme to move and reinstate the milestone adjacent the crossroads.

7 A requirement for using the stopped up part of the A344 for pedestrians and cyclists.

For the following reasons:-

1. To ensure that there is adequate highway capacity to deal with the increased traffic at Airmans Corner as a result of moving the visitor centre and closing of the A344.

2. To ensure that sustainable methods of transport are developed and maintained to the visitor centre in order to reduce individual car borne journeys.

3. In order to ensure that the highway improvements and alterations proposed as part of this development are carried out and in accordance with the relevant highway legislation.

4. To ensure that the Stonehenge 'gateway' is used to promote other destinations within Wiltshire and to promote tourism which will benefit the local economy.

5. At present local people within surrounding villages have free access to the stones this requirement therefore is to ensure that, such free access continues and that locals are not disadvantaged by this development.

6. A scheme for the movement of the Airmans Cross monument is required in order to ensure that the monument is restored and if the accompanying listed building application is approved that it is moved to a new setting within the ownership of English Heritage.

7. In order to ensure that pedestrians and cyclists continue to have rights to walk and cycle up this route and to ensure that they do not have to detour on a longer route.

(c) For the following reasons:-

It is considered that the proposal for the removal of much of the existing visitor centre and all the current parking provision will bring significant improvements to the environs of the Stonehenge monument and comply with policy 3i of the World Heritage Site management Plan. In addition the closure of the A344 would fulfil policy 5b of the World Heritage site management plan in that it would remove a significant amount of traffic from directly opposite the Stonehenge monument and therefore improve substantially the setting of the monument and the negative effect the road is currently having on the features of Outstanding Universal Value.

The new visitor centre at Airmans corner would bring a significant improvement to the current visitor attractions creating greater understanding of the World Heritage Site via improved interpretation and education facilities much lacking at the moment and as such would comply and fulfil policy 4J of the World heritage site management plan as well as saved local plan policy T3.

It is considered that the proposed visitor centre and its associated buildings and structures will sit well within the landscape and although will be visible, have, it is considered, been positioned in the most appropriate part of the World heritage site with the least effect on features of Outstanding Universal Value. It is therefore considered in combination with the implementation (subject to conditions) of the full details of the application and the environmental statement and when having had regard to all relevant planning considerations in particular saved local plan policies from the adopted Salisbury district local plan and the World Heritage Site Management plan that the proposal is considered acceptable.

(d) subject to 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.

Policy G1 – General principles for development

- 2) The development shall be carried out in strict accordance with the approved schedule of materials and finishes to be used for the external walls and roofs of the proposed development and all other built structures hereby permitted, or with such other details as may subsequently be submitted to and approved in writing by the Local Planning Authority. As development progresses and where materials and finishes have not been agreed prior to commencement of development, these (and where so required samples or sample panels of such materials and finishes) shall be submitted to and approved in writing by the Local Planning Authority before their use. The works shall be carried out in accordance with the approved details.**

Reason: To secure a harmonious form of development and for the avoidance of doubt.

Policy D1 Extensive development

Policy D2 Infill development

- 3) No development hereby approved shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the visitor centre building is occupied and in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: To enable the local Planning Authority to secure the satisfactory treatment of the boundaries in the interests of the visual amenity of the world heritage site.

Policy CN24 Stonehenge World Heritage site

4) Landscaping Scheme

The development hereby approved shall not commence until details of the landscaping scheme including site clearance and a statement of the methods of its implementation shall be submitted to and approved in writing by the local planning authority.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and including a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

Retention of Existing Trees and Shrubs:

No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub, or hedge shall be planted at the approximate same place, and that tree, shrub, or hedge shall be of such a size specification, and species, and should be planted at such time as may be specified in writing by the Local Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the species and size as that originally planted shall be planted at approximately the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to safeguard the amenity of the existing trees and to ensure a satisfactory appearance of the development.

Policy C9 Landscape conservation

- 5) Submission of Tree Protection Statement:**
No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the **Arboricultural Method Statement**, have been submitted to the **Local Planning Authority** and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the **Local Planning Authority** has given its prior written consent to any variation.

The **Arboricultural Method Statement** shall show areas, which are designated for the protection of trees, shrubs and hedges, hereafter referred to as **Tree Protection Zones**. Unless otherwise agreed, the **Tree Protection Zones** will be fenced, in accordance with **British Standard Guide for Trees in Relation to Construction (BS5837: 1990)** and no access will be permitted to the **Tree Protection Zone** for any development operation. **Tree protection zones** shall be provided for all trees to be retained on the site and also to take account of the root spread into the site of trees on adjoining sites. The **Arboricultural Method Statement** shall also include all other relevant details, such as changes in levels, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences, placement of service runs i.e. BT, water, gas, sewage, electric etc. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and missing of materials, the movement of people and machinery across the site, where these are within ten metres of any designated **Tree Protection Zone**.

The **Arboricultural Method Statement** shall indicate the specification and timetable of any tree works, which shall be in accordance with the **British Standard Recommendations for Tree Works (BS3998, 1989)**.

The **Arboricultural Method Statement** shall include the provision for the supervision and inspection of tree

protection measures on a regular basis throughout the different phases of construction. Reports produced as a result of these inspections shall be forwarded to the Local Authority Arboricultural Officer. The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works and soft landscaping have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the Local Planning Authority has been given in writing.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of site clearance and construction.

Policy C9 Landscape conservation

- 6) No development shall commence until details of the Visitor Transit System have been submitted to and approved by the local planning authority; such details to demonstrate the efficacy of the turning and waiting facilities proposed, at both operational ends of the site, and in the overnight parking area. Such a visitor transit system shall have at least two places on each train/unit to accommodate users in wheelchairs or other mobility impaired passengers and shall be brought into use concurrent with the opening of the visitor centre.

Reason: To ensure that the proposed layout can properly accommodate the operational requirements of the VTS trains and to ensure visitors who are mobility impaired can continue to access the Stonehenge monument.

Informative: The VTS will be running on a public highway. It must therefore comply with all necessary legislation related to such vehicles.

Policy G2(i) General criteria

- 7) Notwithstanding the details of gating arrangements shown on the submitted drawings, the applicant shall, prior to the commencement of the development, obtain approval from the local planning authority to further detailed drawings showing how vehicles accessing the A344 can turn around and return

westbound in forward gear, including all points where access is restricted by proposed gating.

Reason: In the interests of highway safety and to avoid the inconvenience otherwise caused to larger vehicles that might need to gain access for highway maintenance or other purposes.

Policy G2 (i) and (ii) General criteria for development.

- 8) No development shall commence on the A344 and byway 12 until the applicant has submitted to and secured the written approval of the local planning authority of a scheme demonstrating how any gating or bollarding measures on the A344 are to be operated, their legal status, and what provisions are to be made for vehicles reasonably requiring access to the public highway and, beyond, to the stopped up section of A344 between Byway 12 and Stonehenge Bottom. Gating arrangements shall only be provided and operated in accordance with the approved scheme.**

Reason: To demonstrate that a managed scheme will allow for the requirements of all proper vehicular users of the highway at all times of the day and night throughout the year.

Policy G2 (i) and (ii) General criteria for development.

- 9) Prior to the commencement of the development the applicant shall submit to and secure approval of the local planning authority to an interim scheme demonstrating how visitors during 2011 Summer Solstice, will be accommodated, and afforded access to their temporary parking facilities via the A344. Prior to the occupation of development the Applicant shall submit to and secure approval of the local planning authority to a permanent scheme demonstrating how visitors during exceptional circumstances, such as summer solstice, will be accommodated, and afforded access to their temporary parking facilities via the A344. Parking arrangements shall be implemented in accordance with the approved scheme.**

Reason: To ensure that local road congestion is not caused at the proposed Airman's Corner roundabout junction during exceptionally high levels of visitation, and in a

circumstance where enforcement of a traffic regulation order could otherwise cause access difficulties.

Policy G2 (ii) General criteria for development

- 10) No development shall commence of the visitor centre hereby approved until a visitor management strategy as detailed in section seven of the environmental statement shall be submitted to and approved in writing by the local planning authority. The development shall operate in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure that there is no adverse effect on the Salisbury Plain SAC

Policy C10 Nature conservation

- 11) No development shall commence until (i) details of the pedestrian and cycle route along the whole of the A344, including crossing arrangements at the A303 (Stonehenge Bottom) and (ii) a scheme for reviewing such access and crossing arrangements, have been submitted to and approved (in consultation with the Highways agency) in writing by the local planning authority. The development shall not be occupied until the agreed works have been completed. Any changes shall be implemented in accordance with the approved scheme.

Reason: To accommodate and facilitate the inevitable future local pedestrian and cyclist demand travelling the route between the Stones and west Amesbury, and provision of a safe crossing point on the A303 when the right turn facility currently in place is removed.

Informative: For the avoidance of doubt, the scheme for reviewing the access and crossing arrangements shall have regard to Design Manual for Roads and Bridges HD19/03 Stage 4 Safety Audit 12 and 36 month post-scheme recommendations for remedial action. It shall detail how recommended remedial action will be funded and implemented, including arrangements to provide for alternative crossing points on the A303 and associated access links.

Policy TR12 (ii) Cycling

- 12) The visitor centre hereby approved shall not be open for public use, until the developer has upgraded the surface of Byway 12 between the A344 and the Sustrans National Cycle Route 45.

Reason: In order to facilitate the objectives of the travel planning requirements for the site insofar as they relate to encouraging pedestrian and cycle transport.

Policy TR12 (ii &iii) Cycling and pedestrians

- 13) No development shall commence until, a scheme and programme for cycle parking and storage provision at the western end of the retained A344 and for cycle parking at the eastern end has been submitted for approval to the local planning authority. The facilities shall be provided in accordance with the approved scheme and programme.

Reason: In order to facilitate the objectives of the travel planning requirements for the site insofar as they relate to encouraging pedestrian and cycle transport, and to discourage random parking of cycles within the vicinities of the Stones and the proposed Visitor Centre.

Policy TR12 (ii&iii) Cycling and pedestrians

- 14) The development hereby permitted shall not be occupied nor will the closure of the A344/A303 junction (which will be the subject of a stopping up order under section 247 of the TCPA 2000) take place unless and until the scheme for modification of Longbarrow roundabout broadly shown on preliminary design drawing MP-A-G100-P-02 (rev i) shall be implemented.

Reason: To ensure that the scheme for Longbarrow roundabout is designed and constructed to appropriate standards enabling the A303 to operate effectively, following the closure of the A344/A303 junction in accordance with circular 02/07 planning and the strategic road network.

Policy G2 (ii) General criteria for development

- 15) The development shall not commence until a construction management plan has been submitted to and approved in writing by the local planning authority, (in consultation with the secretary of state for transport). The plan shall include details of the number and frequency of construction vehicle movements, construction operation hours, construction

vehicle rates to and from the site with distance details, construction delivery hours, car parking for contractors, specific measures to be adopted to mitigate construction impacts (including infrastructure improvements if appropriate) a construction workers travel plan and a detailed traffic management plan to control traffic during the construction phases.

Reason: To mitigate the impact of construction traffic during the construction period and in the interests of highway safety on the local and strategic road network.

Policy C10 Nature conservation

- 16) The development hereby approved shall not commence until there has been submitted to and approved in writing by the Local Planning Authority, a landscape management plan.**

The landscape management plan shall contain a statement for the long-term effective maintenance of the agreed landscape scheme and full details of all management and establishment operations over a ten-year period, unless otherwise agreed in writing by the Local Planning Authority. It shall also include details of the relevant management, and supervisory responsibilities.

The landscape management plan shall also include the provision for a review to be undertaken during the course of the plan with a final review being undertaken before the end of the ten-year period. A revised landscape management plan shall be submitted for the agreement of the Local Planning Authority before the ten years has expired. The revised details shall make similar provisions for the long-term maintenance and management of the landscape scheme. The revised scheme shall also make provision for future revision and updating.

The provisions of the landscape management plan and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the Local Planning Authority. No trees, shrubs, hedges or other plants shall be removed for the duration of the landscape management scheme or its revisions, without the prior written approval of the Local Planning Authority. Management of the landscape scheme in accordance with the landscape management plan or their agreed revisions shall

not cease before the duration of the use of the development unless agreed in writing by the local Planning Authority.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity to be provided by the new landscaping is achieved and safeguarded, and to ensure satisfactory appearance to the development.

Policy C1 The rural environment

- 17) The visitor centre shall not commence commercial operation until the approved car parks have been constructed, surfaced and drained in accordance with the approved plans**

Reason: To ensure that the development hereby permitted is provided with adequate facilities for the parking of vehicles.

Policy TR11 Parking

- 18) The visitor centre shall not commence commercial operation until the transit route and drop off points have been provided within the site in accordance with the approved plans.**

Reason: To ensure adequate access to Stonehenge is provided for visitors.

Policy G2 (i) General criteria for development

- 19) The Visitor Centre shall not be brought into commercial operation until such time that a system of internal pedestrian footpaths, within the visitor centre site itself, has been completed in accordance with detailed drawings to be submitted to and approved by the Local Planning Authority**

Reason: to facilitate pedestrian movement on identified desire lines.

Policy TR12 (ii) Cycleways and footpaths

- 20) No development shall be commenced until such time as a scheme to provide details of water supply, water efficiency measures (in line with the principles within the water and**

waste strategy appendix A10.1 of the Environmental statement) and mechanisms for monitoring water use has been submitted to and approved in writing by, the local planning authority. Any such scheme shall be supported by detailed information relating to water efficiency measures which will be included, revised calculations on predicted water use and how water use will be monitored. The scheme shall be fully implemented prior to the opening of the visitor centre in accordance with the scheme, or any changes as may be subsequently be agreed in writing by the local planning authority.

Reason: The site is located on a major aquifer within the catchment of the River Avon SCA/SSSI. The South Wiltshire core strategy proposed submission document July 2009; policy 19 includes the requirement for non-residential development to include water efficiency measures.

Policy G3 Water environment
Policy C10 Nature conservation

- 21) No development shall commence until a detailed scheme for the disposal of foul drainage has been submitted and approved by the local planning authority. Details should include whether discharge is to ground or surface water, location of discharge, details of emergency storage proposals and emergency arrangements for tinkering off-site. The scheme shall be completed in accordance with the approved plans before development of the site begins.

Reason: The site is located on a major aquifer within the catchment of the River Avon SCA/SSSI. Appropriate drainage arrangements will ensure groundwater is protected.

Policy G3 Water environment

- 22) No Development shall commence until the detailed design of the surface water drainage scheme for the site, based on sustainable drainage and pollution control principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the local planning authority.

The scheme shall subsequently be implemented in accordance with the approved details before the development

is completed and shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding to improve and protect water quality, improve habitat and amenity and ensure future maintenance of the surface water drainage system.

Informative

The applicant should be aware that any works offering an obstruction to flow within an ordinary watercourse will require prior flood defence consent from the environment Agency in accordance with S23 of the land drainage Act 1991. Further guidance is available from the Environment Agency development and flood risk officer- Daniel Griffin (01258 483351)

Policy G3 Water environment

- 23) No development approved by this permission shall be commenced until a detailed construction Environmental Management plan, incorporating the pollution prevention measures identified within the outline construction construction environmental management plan, has been submitted to and approved by the local planning authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

Reason: The site is located on a major aquifer with the catchment of the river Avon SCA/SSSI. Appropriate pollution prevention arrangements during construction will ensure groundwater and surface water are protected.

Policy C10 Nature Conservation

- 24) No development shall commence until details of all lighting proposals, including street lighting, lighting for the car and coach parks, lighting for footpaths, lighting at the drop off points, including intensity of the lighting and design for the light column shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby permitted commencing. All the works shall subsequently accord with the approved plans.

Reason: To ensure that the lighting scheme respects the overall design qualities required from the development and to minimise impact of the lighting scheme upon both the World Heritage Site and wider landscape and nature conservation interests.

**Policy C10 Nature Conservation
Policy C1 The rural Environment
Policy G2 (ii&iv) General criteria for development**

- 25) The retail unit within the visitor centre hereby permitted shall not commence trading until details of the broad range of goods to be sold have been submitted to and agreed by the Local Planning Authority. The shop shall not sell goods outside of the agreed range, other than as a minor and ancillary part of the stores operation without the prior written approval of the Local Planning Authority.**

Reason: To enable the Local Planning Authority to exercise adequate control over the kind of goods which are sold from the premises, in the interests of maintaining the vitality and viability of Amesbury town centre.

- 26) No development shall commence within the application area until:**
- a) A written programme of archaeological investigation, which should include on-site work and off site work such as the analysis, publishing and archiving of the results has been submitted to and approved by the Local Planning Authority; and**
 - b) The approved programme of archaeological work has been carried out in accordance with the approved details.**

Reason: To ensure that artefacts of archaeological importance are properly recorded and evaluated.

Policy CN22 Ancient monuments and Archaeology

- 27) The development hereby permitted shall not commence until a waste audit, to include measures to deal with littering has been completed in accordance with the supplementary planning guidance to the Wiltshire Structure Plan and been submitted to and approved by the Local Planning Authority.**

Reason: in the interests of achieving a sustainable development

Policy G2 (viii) General criteria for development (pollution)

9. Amesbury: Stonehenge Visitor Centre – Proposed Listed Building Consent to Move the Cross at Airman’s Corner (Proposed Development S/2009/1528).

On considering a report by the Service Director, Development,

Resolved: Following referral to the secretary of state and completion of a legal agreement, to grant listed building consent subject to the following conditions –

- 1) The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.**

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2) No development shall commence within the area indicated outlined in red on the approved plans until:
 - a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and**
 - b) The approved programme of archaeological work has been carried out in accordance with the approved details.****

REASON: To enable the recording of any matters of archaeological interest.

- 3) Prior to the commencement of this development a timetable shall be submitted and approved in writing by the local authority, setting out the timing for the removal and replacement of the airman’s cross memorial. The development shall be carried out in accordance with the agreed timetable.**

REASON: To allow the local planning authority to ensure that the airman’s cross is not erected independently of the main visitor centre to which it will relate

- 4) **Prior to the removal of the Airmans Cross for repairs a method statement shall be submitted for the dismantling and rebuilding of the memorial along with a specification for any repairs to be carried out. This information shall be approved by the local planning authority prior to the commencement of development on the Airmans Cross.**

REASON: To ensure that the detail of the repair and dismantling of the structure is undertaken in a manner which will not damage the listed structure.

INFORMATIVE

In relation to condition three the local planning authority will wish to see any timetable for the removal and replacement of the airman's cross memorial to show how this memorial will be removed and replaced during the construction works for the main visitor centre.

(Duration of meeting: 3.00pm – 5.00pm)

The Officer who has produced these minutes is Roger Bishton, Democratic & Members' Services, direct line (01225) 713035 or e-mail

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Press enquiries to Communications, direct line (01225) 713114/71311

Agenda Item 6

WILTSHIRE COUNCIL

STRATEGIC PLANNING COMMITTEE

Date of Meeting	12 May 2010		
Application Number	N/10/00041/REG3		
Site Address	Former North Wilts DC Depot, Marlborough Road, Wootton Bassett		
Proposal	Erection of new road salt store depot		
Applicant	Wiltshire Council		
Town/Parish Council	Wootton Bassett		
Electoral Division	Wootton Bassett South	Unitary Member	Peter Doyle
Grid Ref	407407 181254		
Type of application	Outline		
Case Officer	Simon Smith	01249 706633	simon.smith@wiltshire.gov.uk

Reason for the application being considered by Committee

The application is submitted by Wiltshire Council under Regulation 3 of The Town and Country Planning General Regulations 1992. Under the Council's adopted Scheme of Delegation Specific to Planning, significant infrastructure applications by Wiltshire Council that exceeds 0.5Ha in site area must be dealt with by the Strategic Planning Committee.

Purpose of Report

1. To consider the above application and to recommend that planning permission be APPROVED subject to conditions.

Main Issues

2. The proposal is for the creation of a new road salt depot on the former North Wiltshire District Council Depot, Marlborough Road, Wootton Bassett.

The main issues in the consideration of the application are as follows:

- Implications for Policies C3 and NE15 of the adopted North Wiltshire Local Plan 2011
- Principle of development
- Impact on residential amenity
- Impact of character and appearance of the area
- Impact on the highway network
- Ecological Impact

Site Description

3. Depot site previously used by now defunct NW District Council for variety of purposes. Located outside Settlement Framework Boundary to Wootton Bassett, although closely relates to water treatment plant and a grouping of dwellings on opposite side of Marlborough Road.

4. Site location plans and site layout plan comprise **Appendix I and II**.

Relevant Planning History

5. None of relevance.

Proposal

5. Site and surrounding land is now under control of County Council. As the applicants, the Council wishes to make use of the former DC depot as a salt store depot. The proposal necessitates removal of existing buildings, erection of new and incorporation of sustainable surface water treatment upon land outside of operational land. The new salt storage depot would replace the existing WCC depot to the north.

6. Development upon the operational site is an intensification of built form compared with the existing situation. The design and appearance of new buildings are utilitarian. Details of several of the more minor structures are strangely omitted. This is possible due to their likely low profile and presumed inconsequential impact outside of the confines of the site itself.

Consultation

Wootton Bassett Town Council – No objection.

Highways Officer – No objection subject to planning conditions.

County Ecologist – No objection subject to planning conditions.

Strategic Landscape Officer – No objection subject to planning conditions.

Environmental Health Officer – No objection subject to planning conditions.

Environment Agency – No objection. Noting that any discharge from the site to a water course or soakaway will require a Discharge Consent from the EA.

Publicity

7. The application was advertised by site notice, press advert and neighbour consultation.

One (1) letter of concern has been received (ie. Raising concerns but not necessarily an objection). Issues raised:

- Noise disturbance: would like to be reassured that structures will incorporate best possible barriers against noise once site is operational. Particularly important in winter where 24hr operation is possible/likely. Notes that issue of noise was highlighted by Council's Consultant and has been subsequently considered within the plan.

- Highway safety and traffic: Marlborough Road at the point of entry to the site has no speed limit despite bend and proximity to residential properties. An increasingly fast and busy road. Large slow moving vehicles entering/leaving site will constitute a safety hazard. This stretch of road, including the stretch fronting row of "receptor" properties, should be subject to a low speed limit on grounds of safety.

Planning Considerations

Principle of development

8. Depot site previously (and indeed currently) used by now defunct NW District Council for variety of purposes. Located outside Settlement Framework Boundary to Wootton Bassett, although closely relates to water treatment plant and a grouping of dwellings on opposite side of Marlborough Road.

9. Site and surrounding land is now under control of County Council. As the applicants, the Council wishes to make use of the former DC depot as a salt store depot. The proposal necessitates removal of existing buildings, erection of new and incorporation of sustainable surface water treatment upon land outside of operational land. The new salt storage depot would replace the existing WCC depot to the north.

10. Development upon the operational site is an intensification of built form compared with the existing situation, but is nonetheless considered to be an entirely appropriate and similar use of the site.

Noise and impact on residential amenity

11. Preparation, submission and validation of acoustic report in respect of noise generated by the entirely possible night-time loading/unloading of "gritters" (ie. gritting is a potentially 24hr operation), reveals that a 2.1m high acoustic fence along majority of the southern boundary of the operational site and access road would be optimal (ie. the best balance between noise mitigation and visual impact). Given the relatively low level of the 2.1m fence, which would have a close-boarded timber fence (presumably similar in appearance and height to a domestic fence) together with the satisfaction of the Environmental Health Officer, there is no reason to disagree with the conclusions drawn in this respect. All immediate neighbours have been consulted and the single letter of concern received in this regard would be addressed through the imposition of an appropriately worded condition.

Visual impact

12. Development upon the operational site is an intensification of built form compared with the existing situation, but is essentially similar to the existing situation (ie. both existing and proposed

buildings are utilitarian in appearance and of a largely low profile nature). In this context the development is considered to be entirely appropriate and without additional significant visual intrusion. The design and appearance of new buildings are utilitarian, but appropriate.

13. Although details of such are strangely omitted, the final appearance of fuel enclosure, gully emptying bays, storage area, straw filter bay and wash down area can be adequately secured via planning condition. Omission is possibly due to their likely low profile and arguably inconsequential visual impact outside of the confines of the site itself.

Highway safety

14. The proposed development relates very closely with the existing use of the site as a Council depot. There is no reason why the depot could not already operate on a 24hr basis, although it is, intuitively, more likely to occur if used specifically as a road salt depot. Nevertheless, this in itself is not a reason to refuse planning permission. The Highway Officer has confirmed his no objections to the scheme (subject to the imposition of a condition that requires the creation of the improved visibility splays at the junction to Marlborough Road – which comprises part of the proposal). There is no reason to diverge from this view.

15. Issues raised regarding speed limits along Marlborough Road within the letter of concern received, could be pursued as a separate matter from the determination of this planning application.

Landscaping and ecology

16. Limited numbers of existing trees on the operational site are to be removed as a result of development. They have either been identified as being of poor condition or to directly impinge on the use of planned operation of the depot. No trees identified as being of high quality (category A trees) are to be removed. Significant areas of additional tree and hedge planting have been proposed. Following the submission of a revised Biodiversity and Landscape Delivery Plan and associated details the Landscape Officer has confirmed her satisfaction with the proposal in this respect.

17. The proposal incorporates sustainable surface water drainage system and associated managed and enhanced grassland. This has necessitated the creation of a large area of managed wetlands in the agricultural land to the east of the operational site. Extensive negotiation with the County Ecologist has resulted in a Biodiversity and Landscape Delivery Plan that ensures a suitable programme to be followed both during construction and post construction management. Such matters should be reinforced through appropriately worded planning conditions.

Recommendation

Planning Permission be APPROVED for the following reason:

The proposed development is for the erection of additional buildings for the storage and distribution of road salt on an existing Council depot site. In this context and subject to the implementation of schemes for the mitigation of noise, visual impact and sustainable drainage, the proposal is considered to be entirely appropriate and without an unacceptable impact upon residential and landscape amenity. The proposal is considered to comply with the provisions of Policies C3 and NE15 of the adopted North Wiltshire Local Plan 2011.

And subject to the following conditions:

01 The development hereby permitted shall be commenced within three years from the date of this planning permission.

Reason: To comply with Section 51 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

02 Unless otherwise required by conditions attached to this planning permission, the development hereby permitted shall be carried out in complete accordance with the submitted drawing numbers:

Site location plan - 09208 100 rev.D

Site plan - 09208 115 rev.M

Proposed site plan – 09208 102 rev.N

Proposed floor plans – gritter garages – 09208 103 rev.A

Proposed elevations – gritter garages 09208 105 rev.C

Proposed floor plans – salt store – 09208 104

Proposed elevations – salt store - 09208 107 rev.A

Site 2 - External lighting – 60283(63)003

Survey – 09208 101 rev.B

Ecological treatment system layout with landscaping and ecological mitigations measures (1 of 2) – 923/001 rev.D

Ecological treatment system layout with landscaping and ecological mitigation measures (2 of 2) – 923/002 rev.D

Biodiversity and Landscape Delivery Plan (V1.0) – March 2010

Habitat features – 09208 117 rev.A

Indicative location of faunal mitigation and enhancement features

Tree protection plan – 090929-SSDWB-TPP-RevA-AM

Reason: To ensure the development is carried out in accordance with the submitted details and for the avoidance of doubt.

03 No part of the development shall be occupied or brought into use until the visibility splays shown on the approved have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

Reason: In the interests of highway safety

POLICY-C3

04 The development hereby permitted shall be implemented, and operated at all times thereafter, in complete accordance with the conclusions and recommendations specified in the submitted noise barrier assessment (prepared by 24Acoustics – 3rd December 2009).

Reason: In the interests of securing a satisfactory noise barrier along the southern boundary of the site so as to secure the amenities of the nearest residential properties.

05 The development hereby permitted shall be implemented in complete accordance with the conclusions and recommendations (including management and monitoring) contained within the Biodiversity and Landscape Delivery Plan (V1.0).

Reason: In order to address all ecological issues and to secure a suitable programme for implementation and subsequent monitoring to be followed during construction and post construction management.

06 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge

planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

POLICY-C3

- 07 No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

POLICY-C3

- 08 Prior to the commencement of development all constructional and layout details of the proposed of fuel enclosure, gully emptying bays, storage area, straw filter bay and wash down area shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in complete accordance with those details approved.

Reason: For the avoidance of doubt and in the interests of visual amenity.

- 09 There shall be no external lighting erected or installed on the site unless in complete accordance with the external lighting specifications detailed on drawing number 60283(63)003.

Reason: In the interests of visual amenity and impact of the proposal on the countryside.

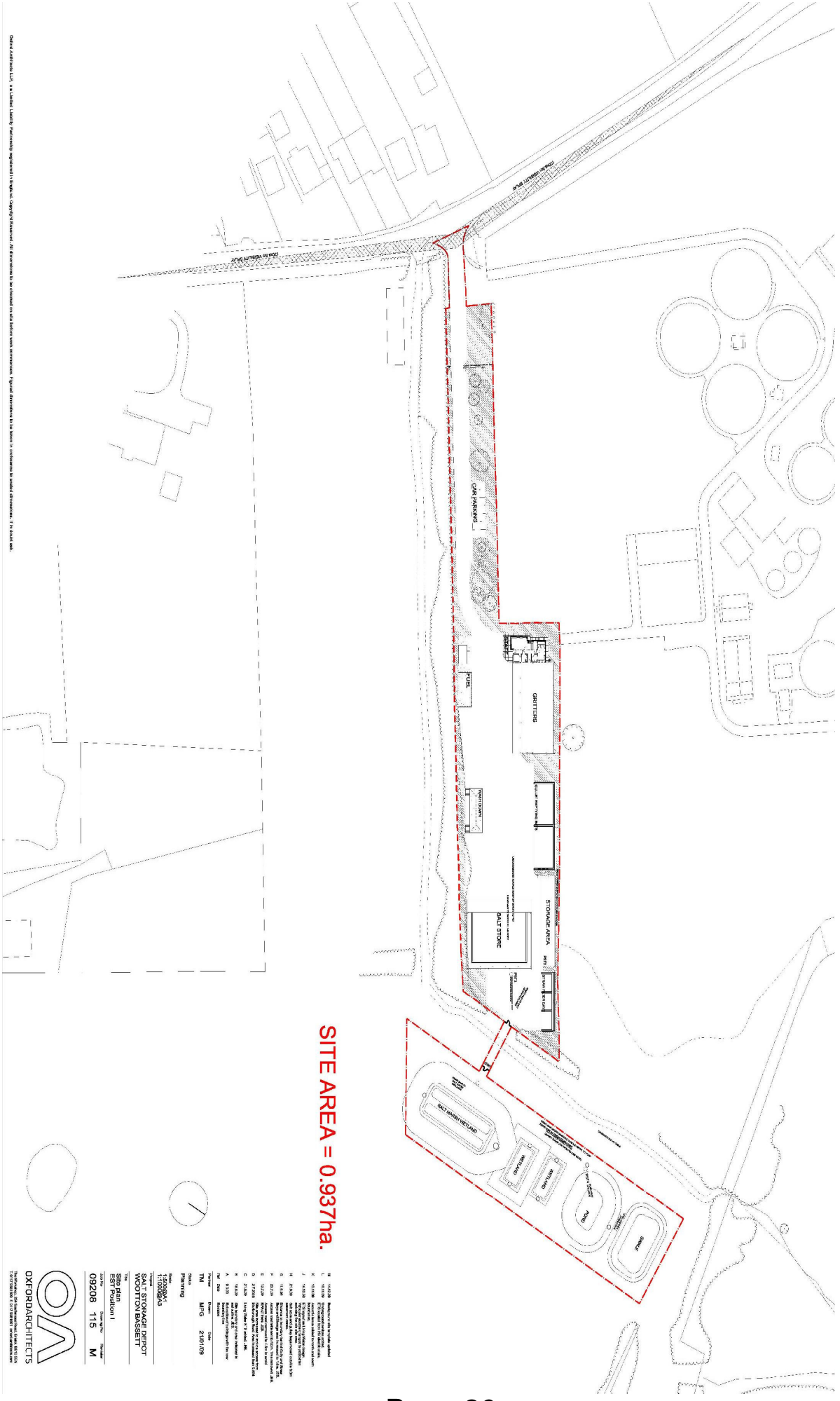
Informative:

This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

- Site location plan - 09208 100 rev.D
- Site plan - 09208 115 rev.M
- Proposed site plan – 09208 102 rev.N
- Proposed floor plans – gritter garages – 09208 103 rev.A
- Proposed elevations – gritter garages 09208 105 rev.C
- Proposed floor plans – salt store – 09208 104
- Proposed elevations – salt store - 09208 107 rev.A
- Site 2 - External lighting – 60283(63)003
- Survey – 09208 101 rev.B
- Ecological treatment system layout with landscaping and ecological mitigations measures (1 of 2) – 923/001 rev.D
- Ecological treatment system layout with landscaping and ecological mitigation measures (2 of 2) – 923/002 rev.D
- Biodiversity and Landscape Delivery Plan (V1.0) – March 2010
- Habitat features – 09208 117 rev.A
- Indicative location of faunal mitigation and enhancement features
- Tree protection plan – 090929-SSDWB-TPP-RevA-AM

Appendices:	Site location plan and site layout plan.
Background Documents Used in the Preparation of this Report:	1.20; 2.02; 2.25; 3.03; 4.02; 4.07;

BRAD FLEET
Service Director, Development

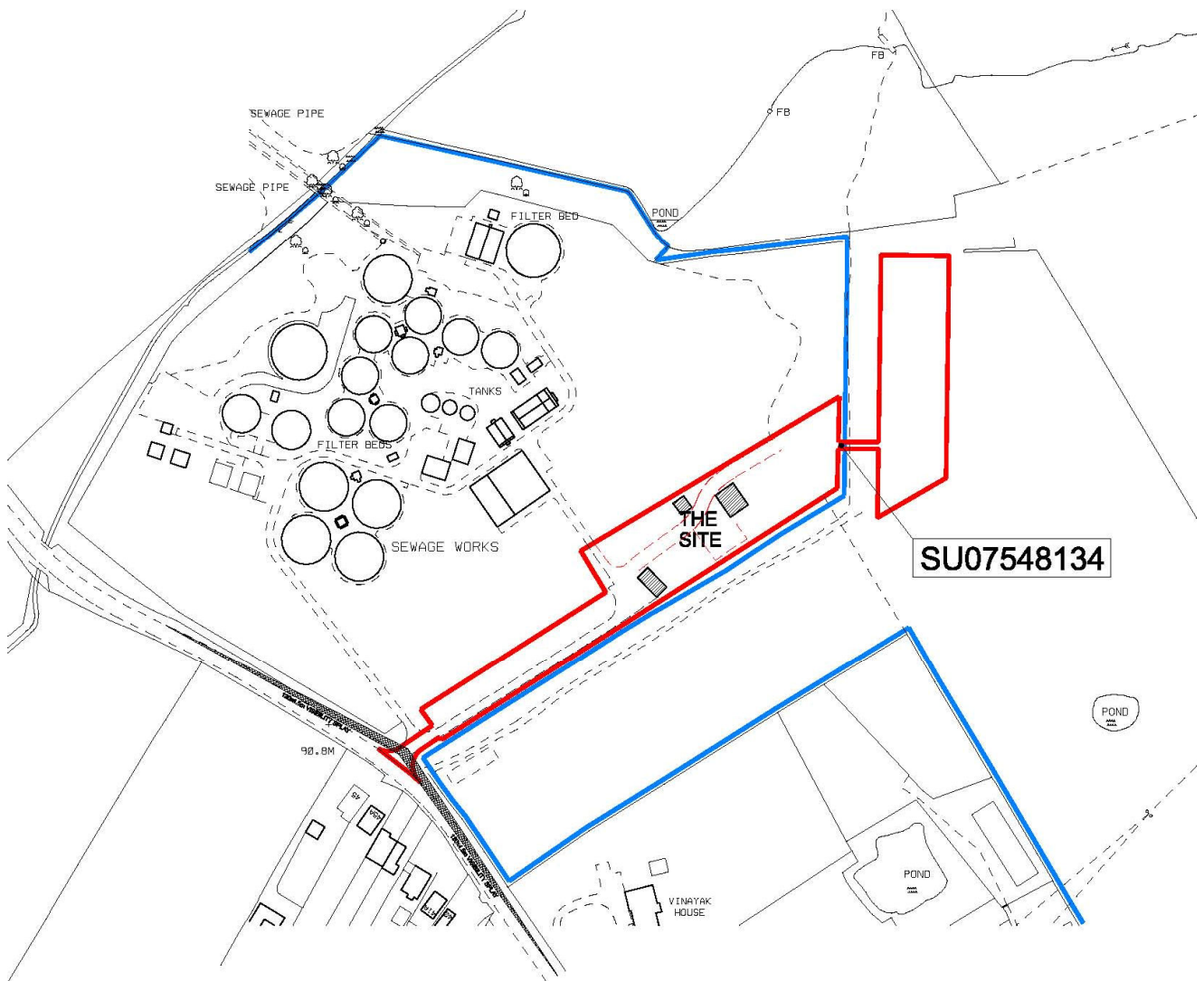


SITE AREA = 0.937ha.

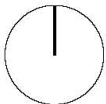
OXFORDARCHITECTS Ltd. is a Limited Liability Partnership registered in England. Company No. 04568889. All dimensions to be checked on the before work commences. Special attention to be taken in connection with existing structures. If it should

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For adjoining land in same ownership refer to Wiltshire County Council drawing dated 11.12.2007 scale 1:5000.



Site Area 0.937 ha



Existing buildings to be demolished

Applicant:
Wiltshire County Council.

Site address:
Salt Storage Depot
Marlborough Road
Wootton Bassett
SN 4 7SA

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Ref	Date	Revision
A	09/03/09	Boundary line
B	27/2/2009	Location plan area increased. Site area increased to include access from Marlborough Road. JEB.
C	2.10.2008	Ordnance Survey 8 figure grid reference added to GPSSS oil pipeline.

Partner	Drawn	Date
TM	MPG	22/01/09

Status
Planning

Scale
1:2500@A4

Project
SALT STORAGE DEPOT
WOOTTON BASSETT

Title
SITE LOCATION PLAN

Job No Drawing No Revision
09208 100 C



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