

## STRATEGIC PLANNING COMMITTEE

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MINUTES of a MEETING of the STRATEGIC PLANNING COMMITTEE held at COUNTY HALL, TROWBRIDGE on WEDNESDAY 16 DECEMBER 2009.

PRESENT:

Cllr Andrew Davis (Chairman), Cllr Philip Brown, Cllr Christine Crisp, Cllr Bill Douglas, Cllr Peter Fuller, Cllr Russell Hawker, Cllr Julian Johnson, Cllr Jeff Ody, Cllr Mark Packard and Cllr Fred Westmoreland.

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18. **Apologies** Apologies for absence were received from Cllr Chris Humphries, Cllr Tony Trotman and Cllr Graham Wright who was substituted by Cllr Bill Douglas.

19. **Minutes of Previous Meeting**

**Resolved:** To confirm and sign the minutes of the meeting held on 4 November 2009.

20. **Marston Meysey: Round House Farm Quarry, Marston Meysey - Extraction and Processing of Sand and Gravel with restoration to Nature Conservation uses without compliance with conditions 2, 18, 19, 20 and 35 of Permission N.00.1105 dated 3 July 2003 (to amend the phasing sequence) for Moreton C Cullimore (Gravels) Limited (Application No. N.08.07010)** The Committee received a presentation by the Case Officer which set out the main issues in respect of the application, it being noted that the application had been considered at the last meeting of this Committee and deferred pending further information requested from the applicant regarding timescales for completion of the operation.

The Committee then received statements from the following members of the public expressing their views against the proposal to which the Chairman responded:

Mr Anthony Murison, having a long-standing informal interest in local footpaths and towpaths in the Parish, objecting to the proposals.

Mr Derek Richards, a local resident objecting to the proposals.

Mrs Pam Davey, a local resident objecting to the proposals.

The following made statements in support of the proposals:

Mr Jim Meadowcroft, David Jarvis Associates, agent to the applicant.  
Mr Moreton Cullimore, the applicant.

The Committee also received:

- (a) a statement from Mr Andrew Brand, Chairman of the Marston Meysey Parish Meeting in which he stated that, whilst sympathising with the views expressed by the objectors, the Parish Meeting had withdrawn its objections to the proposals.
- (b) a letter dated 9 December 2009 from David Jarvis Associates confirming that mineral extraction and restoration within Phase 9 would be completed by 31 December 2013.
- (c) an email from Mr Saleem Shamash, on behalf of the Marston Meysey Parish Meeting, dated 15 December 2009 confirming that Marston Meysey Parish Meeting had withdrawn its objections to the proposals.
- (d) a photograph taken on 11 November 2009 showing flooding over the Round House Farm site.
- (e) photographs provided by Mr Anthony Murison.
- (f) an email from Cllr Peter Colmer, the local Councillor, in support of the application.

The Committee then considered the detail of a report by the Service Director, Development.

After discussion,

**Resolved: To grant planning permission for the reasons and subject to the conditions as set out below:-**

### **REASONS**

- (1) **Having taken into consideration the environmental information, the Council is of the opinion that the proposed development gives rise to no material harm, is in accordance with the relevant Development Plan policies and that there are no material considerations that indicate the decision should be made otherwise. The Council has had regard to all other material considerations and, in particular, consider that the development is necessary for the site to maintain continuity of supply during periods when operations at the site are affected by flooding.**
- (2) **The policies relevant to this decision are Policy MCS7 of the Adopted Wiltshire and Swindon Minerals Core Strategy 2006 – 2026 Development Plan Document Adopted June 2009 and Policies MDC2, MDC3 and MDC5 of the Adopted Wiltshire and Swindon Minerals Development Control Policies Development Plan Document adopted September 2009.**

## **CONDITIONS**

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Written notification of the date of commencement shall be sent to the Mineral Planning Authority within seven days of such commencement.

*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) Working, restoration and aftercare of the site shall be carried out only in accordance with the working programme and phasing plan, drawing numbers 1771/SK3 E dated 9 April 2009; 1771/SK4 F dated 23 June 2009; 1771/SK5 E dated 23 June 2009; 1771/SK6 C dated 12 February 2009; 1771/SK7 C dated 12 February 2009; 1771/SK8 C dated 12 February 2009; 1771/SB/1 dated AUG 2009 and submitted in application no. N.08.07010 dated 15 April 2008 as subsequently amended by the applicant's letters dated 1 July 2009 and 28 August 2009. Restoration of Phase 9 shall be completed by 31 December 2013 as set out in a letter from David Jarvis Associates to the Council dated 9 December 2009.

*Reason: To enable the Mineral Planning Authority to adequately control the development and to minimise its impact on the amenities of the local area.*

- (3) No topsoil, subsoil or overburden shall be exported from the site.

*Reason: In the interests of the satisfactory restoration of the site and the amenities of the area.*

- (4) This permission shall be for a limited period expiring on 3 July 2018 at which time the development hereby permitted shall have ceased and the land reinstated to a condition suitable for nature conservation afteruse in accordance with submitted Drawing No 1771/SK8 C dated 12 February 2009.

*Reason: To secure working and restoration within an acceptable timescale.*

- (5) Notwithstanding the provisions of the Town and Country (General Development) Order 1995 (or any Order revoking or re-enacting or amending that Order) no fixed plant or machinery, buildings, structures and erections, or private ways shall be erected, extended, installed, rearranged, replaced or altered at the site without prior written approval from the Mineral Planning Authority.

*Reason: To ensure that the development is carried out in a satisfactory manner in the interests of the amenities of the area.*

- (6) Except in the case of emergency to maintain safe quarry working (which shall be notified to the Mineral Planning Authority as soon as practicable), no operations or activities authorised or required by this permission shall be carried out and plant shall not be operated on the site other than during the following hours:-

0700 – 1800 Monday to Friday

0700 – 1300 Saturday

No working shall be carried out at any time on Sundays or Bank or Public Holidays.

*Reason: In the interests of the amenity of local residents.*

- (7) Prior to commencing operations, details of fumes and dust suppression measures shall be submitted to and approved in writing by the Mineral Planning Authority. These details shall relate in particular to any access road, haul road, or other running areas used by vehicles which shall be watered or treated with an approved dust laying agent at such intervals as may be necessary to prevent the raising of dust from those areas in accordance with the approved details. These details should also include measures for minimising dust nuisance during the stripping/movement/replacement of soils and sub-soils.

*Reason: To safeguard the local environment.*

- (8) No minerals except sand and gravel shall be removed from the site.

*Reason: For the avoidance of doubt and to ensure that the development is carried out in a satisfactory manner in the interests of the amenities of the area.*

- (9) No development shall take place within the area of archaeological interest until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Mineral Planning Authority.

*Reason: To afford the opportunity for archaeological study of the site prior to it being excavated.*

- (10) No movement of soils shall be carried out except where the full depth of soil to be stripped or otherwise transported is in a suitably dry condition such that the topsoil can be separated from the subsoil without difficulty. Such soils must be stripped, handled and stored separately and all stripping, handling and restoration must take place under dry conditions to minimise structural damage.

*Reason: In the interests of the satisfactory restoration of the site.*

- (11) Surface water drainage works shall be carried out in accordance with details which have been submitted to and approved in writing by the Mineral Planning Authority prior to the commencement of development.

**Reason:** *To prevent the increased risk of flooding.*

- (12) Prior to the commencement of development a ground level survey shall be carried out and submitted to the Mineral Planning Authority. There shall be no raising of existing ground levels on the site.

**Reason:** *To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.*

- (13) No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

**Reason:** *To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.*

- (14) Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

**Reason:** *To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.*

- (15) Before each new phase of development is commenced, a survey to establish the presence of water vole and other mobile species shall be undertaken by suitably qualified personnel. The development shall proceed in strict accordance with its findings and recommendations.

**Reason:** *To ensure the development does not result in loss of, or damage to, the habitat of water voles.*

- (16) Before each new phase of development is commenced, a survey for the presence of crayfish shall be undertaken using full survey techniques including the use of refuge or baited traps as appropriate and hand searching by suitably qualified personnel. The development shall proceed in strict accordance with its findings and recommendations.

**Reason:** *To ensure that the development does not result in loss of, or damage to, the habitat of crayfish.*

- (17) Any planting should use native species of local provenance and should reflect species currently found in the vicinity.

**Reason:** *To ensure that no non-native species are introduced to this area.*

- (18) During phases 2, 3A, 3B, 4 and 5 de-watering operations shall discharge to the River Thames at the confluence of the Marston Meysey Brook; NGR SU 133 959.

**Reason:** *To ensure that flows in the River Thames are not derogated and that full recirculation occurs.*

- (19) During phases 6, 7, 8 and 9A de-watering operations shall discharge to the most upstream point of the Marston Meysey Brook; NGR SU 127 965.

**Reason:** *To ensure that flow is maintained in the Marston Meysey Brook.*

- (20) During phases 6, 7, 8 and 9A clay bunds shall be placed adjacent to the Marston Meysey Brook to prevent loss of flow from the Brook to the gravels. These bunds shall be retained after gravel extraction.

**Reason:** *To ensure that flow is maintained in the Marston Meysey Brook.*

- (21) Any outfalls from the Marston Meysey Brook into the ponds created during restoration shall be at a suitably high level to ensure that water is able to migrate only at times of flooding and not at other times when flow in the Brook may be affected.

**Reason:** *To ensure that flow is maintained in the Marston Meysey Brook.*

- (22) During the construction period no solid matter shall be stored within 16 metres of the banks of the tributary of the Thames and thereafter no storage of materials shall be permitted in this area.

**Reason:** *To prevent solid materials from entering the River Thames and causing pollution.*

- (23) A buffer strip of 16 metres minimum adjacent to the Marston Meysey Brook shall be fenced off and kept free from development or any activity associated with the development.

**Reason:** *To allow the watercourse to fulfil its function as a wildlife corridor.*

- (24) All effluents shall discharge via a sealed system to a suitably sized sealed tank.

**Reason:** *To protect the groundwater environment.*

- (25) Any above ground oil storage tank(s) shall be sited on an impervious base and surrounded by a suitable liquid-tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund.

**Reason:** *To prevent pollution of the water environment.*

- (26) No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

**Reason:** *To prevent pollution of the water environment.*

**(27) There shall be no direct connection between the pits and any watercourse.**

***Reason: To prevent pollution of the water environment.***

**(28) Restoration materials shall be restricted to purely inert, uncontaminated soils and spoils generated from the site mineral workings.**

***Reason: To prevent the pollution of groundwater.***

**(29) The development hereby permitted shall not take access from or gain access to the C124 except by way of the new access provided as outlined on the approved drawing 200038/2 dated June 2001.**

***Reason: To safeguard highway safety.***

**(30) The development hereby permitted shall not be commenced until the new access to the site, as indicated on drawing number 200038/02 has been constructed in accordance with details which have been first approved by the Mineral Planning Authority. The access road approved shall be completed before any mineral is removed from the site and shall be the only access point used to serve the development.**

***Reason: To safeguard highway safety.***

**(31) Following the completion of mineral extraction from the site, the access road shall be downgraded as part of the site restoration works in accordance with details to be submitted to and approved by the Mineral Planning Authority.**

***Reason: To safeguard highway safety.***

**(32) Except for temporary operations, the free field equivalent continuous noise level at the noise sensitive premises nearest the extraction site, due to operations on the site, shall not exceed the relevant criterion limit specified in Schedule 1 (below) at each nominated site. Measurements taken to verify compliance shall have regard to the effects of extraneous noise and shall be corrected for any such effects.**

**Schedule 1**

<b><u>Location</u></b>	<b><u>Criterion L Aeq T (1 hour)</u></b>
Wetstone Cottage	47 dB
Round House Farm	47 dB
The Round House	47 dB
Caravan Park	47 dB

***Reason: To safeguard the local environment.***

**(33) For temporary operations such as site preparation, soil stripping, screen bank formation and removal and final restoration, the free-field noise level due to work at the nearest point to each dwelling shall not exceed 70 dB L Aeq T (1 hour) expressed in the same manner as for condition 32 above.**

Temporary operations shall not exceed a total eight weeks in any 12 month period for work close to any individual noise sensitive properties.

*Reason: To safeguard the local environment.*

- (34) The operating company shall monitor noise levels from temporary operations at the commencement of the development of the site. Thereafter, the operating company shall monitor noise levels at six monthly intervals at up to five locations, when site equipment is operating normally. The duration of the sample measurements shall be 15 minutes unless the site noise level is at or above the relevant criteria agreed for the location, in which event a full one-hour sample shall be taken. The surveys shall exclude so far as possible extraneous noises such as passing traffic. The measurements shall be carried out in accordance with the provisions of BS4142:1997 and the LA 90 T and L Aeq T noise levels shall be reported, together with the weather conditions, and the sources of audible noise. On request, the operator shall without undue delay furnish the Mineral Planning Authority with the particulars of the noise measurements. The monitoring locations and frequency of sampling may be varied by agreement with the Mineral Planning Authority and it is envisaged that less sampling will be necessary if the results show consistently that noise levels are below the appropriate criteria.

*Reason: To safeguard the local environment.*

- (35) Prior to the commencement of any works in Phases 3A and 3B full details shall be submitted to the Mineral Planning Authority for approval showing the proposed arrangements required to safeguard the pipeline which crosses the site, including the marking out of a 7 metre corridor centred on the pipeline. Development shall be carried out in accordance with the approved details.

*Reason: To ensure the protection and safeguarding of the pipeline.*

- (36) Prior to the commencement of soil stripping in each phase of the development, a survey shall be undertaken to establish the existence or otherwise of important protected species of flora and fauna. Details shall be submitted to the Mineral Planning Authority for approval.

*Reason: To safeguard the protected species on the site.*

- (37) Within one month of this permission being implemented a detailed landscape scheme shall be submitted to the Mineral Planning Authority for approval. The submitted scheme shall have particular regard to the need to protect the amenity of individual properties close to the site (e.g. Wetstone Cottage, Round House Farm, The Round House and the Second Chance Caravan Park) and the village of Marston Meysey and to the detailed phasing and programme of the works required and the timescale for each phase. Development shall be carried out in accordance with the approved details.

*Reason: In the interests of safeguarding and enhancing the visual amenity of the area.*



- (38) The existing boreholes on the site shall continue to be monitored on a regular basis and the data collected submitted to the Mineral Planning Authority for information purposes.

*Reason: In order to maintain a continuous record of regular water level readings taken at the site.*

- (39) Within one month of this permission being implemented details regarding the proposed programme of restoration work to be carried out in relation to the Thames and Severn Canal shall be submitted for approval. Development shall be carried out in accordance with the approved details.

*Reason: To safeguard the line of the canal and to ensure its restoration.*

- (40) Within one month of this permission being implemented a Management Plan shall be submitted to the Mineral Planning Authority indicating how it is proposed to control water levels during the various phases of mineral extraction and the proposed aftercare and management of the reed beds created on site. Development shall be carried out in accordance with the approved details.

*Reason: To ensure that the site is restored and managed in accordance with details approved.*

- (41) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 2 February 2009 compiled by GWP Consultants and supplemented by the letter from GWP Consultants reference nr010509.let.cl dated 1 May 2009 and the following mitigation measures detailed within the FRA:

- a) Final restoration levels over the site will not exceed existing ground levels;
- b) Storage of topsoil, subsoil and overburden shall be undertaken in accordance with the proposals outlined in Sections 4 and 5 of the FRA and Drawing Ref: RHFFRA0901 No. 11 Version A dated 21 January 2009.
- c) The proposed bunds and their alignment referred to in b) shall be constructed in accordance with the details shown on Drawing No 1771/SB/1 dated August 2009 titled 'Proposed Screen Bund Sections'.

*Reason: To ensure that there is no loss of floodplain storage and to prevent the increased risk of flooding due to the impedance of flood flows.*

21. **Amesbury: Plots C4 and C5, Solstice Park, Porton Road, Amesbury - Proposed data centre buildings (3) together with associated plant and machinery, electricity substation, landscaping, planting, fencing, engineering, car parking, pedestrian and cycle paths and vehicular circulation area, including proposed access onto Sun Rise Way. (Application No. S.2009.1445)** On considering a report by the Service Director, Development,

**Resolved:** Subject to the completion of a supplemental Section 106 Agreement to apply the provisions of the Section 106 Agreement dated 20 January 2000 (as varied), to grant planning permission for the reason below, subject to the conditions stated:-

### **REASON**

The proposed development would be acceptable in principle, despite the phasing arrangements included within saved Local Plan policy E8A. This is because of the relatively short period of time until this phase of the Solstice Park site is released, the emerging policies in the South Wiltshire Core Strategy and the recent release of other post-2011 phase sites for employment use. The development would have an acceptable design and appearance, would not harm the amenities of nearby properties, would not harm highway safety, traffic or sustainability interests, the River Avon Special Area of Conservation (SAC), the Salisbury Plan SAC and the Salisbury Plain Special Protection Area (SPA) or any other material planning consideration.

It would therefore comply with saved policies G1, G2 (General Development Criteria), C10 (Nature Conservation), D1 (Extensive Development) and TR14 (Cycle Spaces) of the Adopted Salisbury District Local Plan, and national guidance in PPG4 (Industrial, Commercial Development and Small Firms) and PPS24 (Planning and Noise). It would also comply with the Draft Regional Spatial Strategy for the South West and Draft Planning Policy Statement 4 (Planning for Sustainable Economic Development).

### **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 section 51 (1) of the Planning and Compulsory Purchase Act 2004.*

- (2) No Development shall take place until a surface water drainage scheme for the site, based on sustainable drainage 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.

The scheme shall also include details of how the scheme shall be maintained and managed after completion, and give due consideration of any above ground storage or potential overland flow routes.

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

**Policy: G2**

- (3) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas and hardstanding for vehicles, commercial lorry parks and petrol stations shall be passed through interceptors designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.**

***Reason: To prevent petrochemical substances from car parking surfaces polluting the water environment.***

**Policy: G2**

- (4) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.**

***Reason: In the interests of sustainable development and prudent use of natural resources.***

**Policy: G2**

- (5) No development shall commence until the details of the security fence to be erected around each of the buildings has been submitted to and approved in writing by the local planning authority. The details shall include height, colour finish and texture. The approved detail shall not be subject to any variation unless otherwise agreed in writing by the local planning authority.**

***Reason: In the interest of visual amenity***

**Policy: G2**

- (6) The finished floor levels of the proposed buildings shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced.**

***Reason: To ensure the exact finished floor levels of the buildings.***

**Policy: G2**

- (7) No development shall take place until details of the treatment to all hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the details as so approved unless otherwise agreed in writing by the Local Planning Authority.**

***Reason: In the interests of the amenity and the environment of the development.***

**Policy: G2**

- (8) No ground works or construction shall be undertaken outside of the following hours: Monday to Friday: 8.00am to 6pm; Saturday: 8.30 am to 1pm; Sundays & bank holidays: No construction or ground working. This condition does not apply to works of fitting out and decoration.**

***Reason: To protect the amenity of nearby residential property.***

**Policy: G2**

- (9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the use of the site and buildings hereby approved shall be for a data centre, and for no other use (including other uses within Use Class B8).**

***Reason: The application has been considered on the basis on the proposal as submitted, and other uses (including as a distribution centre) would raise further planning considerations.***

**Policy: G2**

- (10) Notwithstanding the provisions of the Approved Master Plan for Solstice Park, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the timings and schedules of the landscape management plan.**

***Reason: To enable the Local Planning Authority to secure the satisfactory evolution, management and maintenance of landscape works, in the interests of visual amenity.***

**Policy: G2**

- (11) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in strict accordance with the approved implementation programme and any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.**

***Reason: In the interests of the amenity and the environment of the development.***

**Policy: G2**

- (12) The buildings hereby approved shall not be brought into use until full details of the noise mitigation methods as set out in the Acoustic Planning Report dated 16<sup>th</sup> July 2009, have been submitted to and approved, in writing, by the Local Planning Authority and implemented in accordance with the approved details before first occupation. The mitigation methods shall be retained and maintained in perpetuity.

*Reason: in the interests of nearby residential properties, PPG24.*

**Policy: G2**

- (13) The development hereby approved shall be undertaken in accordance with the submitted Construction Method Statement (dated June 2009) and Lighting Strategy and Design (dated June 2009) unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of nearby residential properties and to safeguard against pollution.*

**Policy: G2, PPS14**

- (14) No development shall take place until full details of the proposed areas for cycle storage have been submitted to and approved, in writing, by the Local Planning Authority. The development shall not be brought into use until the cycle parking facilities have been provided and development shall be undertaken in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

*Reason: In the interests of sustainable development.*

**Policy: G1, TR14**

- (15) The development shall not be first occupied until the access road, parking and turning areas hereby approved have been constructed in accordance with the details approved.

*Reason: In the interests of highway safety.*

**Policy: G2**

- (16) Prior to commencement of the development hereby permitted, the applicant shall provide full details of how they intend to comply with the existing approved Travel Plan for the site. The acceptability of these proposals will need to be agreed in writing by the Local Planning Authority. In complying with the existing Travel Plan the applicants will need to address the following issues:

- (a) The identification of targets for trip reduction and modal shift;
- (b) The methods to be employed to meet these targets;

- (c) The mechanisms for monitoring and review;
- (d) The penalties to be applied in the event that targets are not met;
- (e) The mechanisms for mitigation;
- (f) Implementation of the Travel Plan to an agreed timescale or timetable and its operation thereafter;
- (g) Mechanisms to secure variations to the Travel Plan following monitoring and review.

The agreed Travel Plan must be implemented and targets reviewed within 3 months of occupation and thereafter on an annual basis at the time of submission of the annual Travel Plan Report.

*Reason: To ensure that the operation of the Strategic Highway Network is protected and that sustainable travel objectives for the site are met and maintained.*

**Policy: G2**

- (17) No development hereby permitted shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include construction vehicle movements, construction operation hours, construction vehicle routes to and from the site, construction delivery hours, expected number of construction vehicles per day, car parking for the contractors, specific measures to be adopted to mitigate construction, impacts in pursuance of Environment Code of Construction Practice, and details of a scheme to encourage contractors to use alternative means of transport to the private motor vehicle. Construction works shall be carried out strictly in accordance with the Construction Management Plan.

*Reason: In the interests of highway safety and the free flow of traffic on the trunk road network.*

**Policy: G2**

- (18) No development shall take place until a scheme for the provision of the footpath link to Porton Road has been submitted to and approved, in writing, by the Local Planning Authority. The development shall not be brought into use until the approved footway link has been provided in accordance with the approved details.

*Reason: In the interests of encourage sustainable development.*

**Policy: G1**

- (19) No development shall commence until full details of the road/footway/cycleway construction to the extension to Sun Rise Way have been submitted to and approved in writing by the Local Planning Authority. The extension to Sun Rise Way shall be constructed in

accordance with these details at least to basecourse level before the first occupation of the development.

*Reason: In the interests of highway safety.*

Policy: G2

#### **INFORMATIVES:**

##### **Condition 3 – advice from the Environment Agency:**

The following principles should guide this process. Surface water from car parking areas less than 0.5 hectares and roads should discharge via deep sealed trapped gullies. For car parks greater than 0.5 hectares in area, oil interceptor facilities are required such that at least 6 minutes retention is provided for a storm of 12.5mm rainfall per hour. With approved "by-pass" type of interceptors, flows generated by rainfall rates in excess of 5mm/hour may be allowed to by-pass the interceptor provided the overflow device is designed so that oily matter is retained. Lorry parks, scrap yards, off loading areas require full oil interceptor facilities and "by-pass" interceptors are not considered suitable.

##### **Condition 4 – advice from the Environment Agency:**

The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include, as a minimum, dual-flush toilets, water butts, spray taps, low flow showers (no power showers) and white goods (where installed) with the maximum water efficiency rating. Greywater recycling and rainwater harvesting should be considered.

The submitted scheme should consist of a detailed list and description (including capacities, water consumption rates etc. where applicable) of water saving measures to be employed within the development. Applicants should visit for detailed information on water saving measures. A scheme of water efficiency should be submitted in accordance with the information supplied on the website. The following may also be helpful -

<http://www.savewatersavemoney.co.uk/>.

##### **Waste Management**

Although a waste audit has been submitted with the application, a site waste management plan is also required. In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that your SWMP should contain depends on the estimated build cost, excluding VAT. You must still comply with the duty of care for waste. Because you will need to record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care. Further information can be found at <http://www.netregs-swmp.co.uk>

##### **Plans and Documents**

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:

**Plan References:**

Landscape Strategy 100 Rev B, received 24<sup>th</sup> September 2009  
Site Layout AL(07)001 Rev E, received 24<sup>th</sup> September 2009  
Site Sections AL(07)002, received 24<sup>th</sup> September 2009  
Roof Plan AL(07)003 Rev B, received 24<sup>th</sup> September 2009  
Typical Building Layout and Elevation AL(07)007, received 24<sup>th</sup> September 2009  
Site Location Plan AL(07)010 Rev B, received 24<sup>th</sup> September 2009  
Contextual Site Layout AL(07)011, received 24<sup>th</sup> September 2009

22. **Next Meeting** On report by the Chairman,

**Resolved:** Provided that the planning application for a new Visitors' Centre at Stonehenge was ready for consideration, to hold the next meeting of this Committee, scheduled to be held on 20 January 2010, in Amesbury starting at 3.00pm with a site visit being held immediately prior to the meeting at 2.00pm.

(Duration of meeting: 10.30am – 11.30am)

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

[roger.bishton@wiltshire.gov.uk](mailto:roger.bishton@wiltshire.gov.uk)

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



