

## 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-TTP-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 – 3<sup>rd</sup> 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.

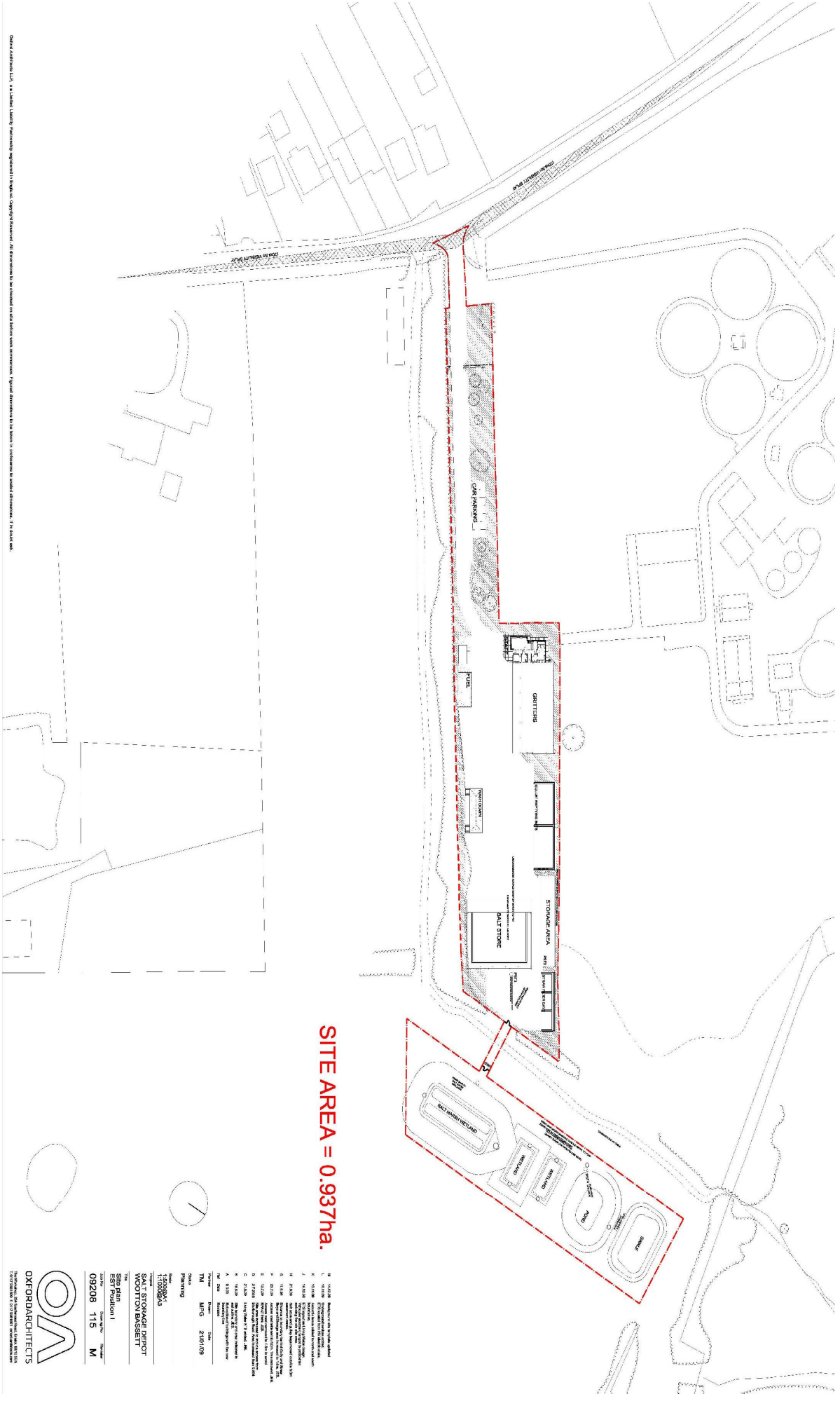
**Informative:**

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

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

**BRAD FLEET**  
Service Director, Development



**SITE AREA = 0.937ha.**

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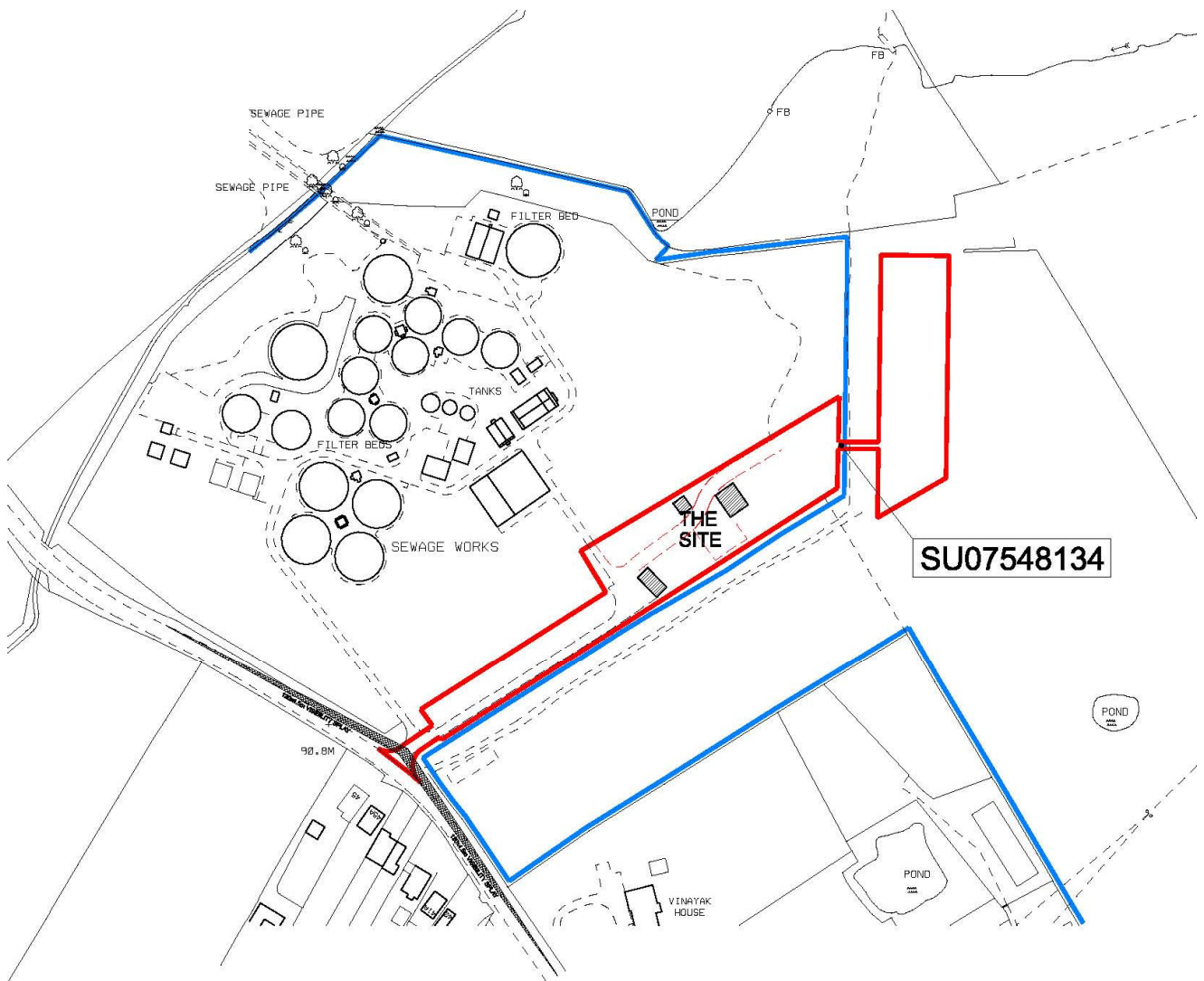
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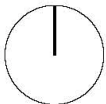
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For adjoining land in same ownership refer to Wiltshire County Council drawing dated 11.12.2007 scale 1:5000.



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	27.2009	Location plan area increased. Site area increased to include access from Marlborough Road. JEB.
C	2.10.2008	Ordinance 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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