

STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 16 MAY 2012 AT COUNCIL CHAMBER - COUNCIL OFFICES, BRADLEY ROAD, TROWBRIDGE, BA14 0RD.

Present:

Cllr Mark Connolly, Cllr Andrew Davis (Chairman), Cllr Peter Fuller, Cllr Charles Howard, Cllr Julian Johnson, Cllr John Knight, Cllr Francis Morland, Cllr Stephen Petty, Cllr Anthony Trotman, Cllr Ian West and Cllr Fred Westmoreland

Also Present:

Cllr Peter Davis

25 Membership Changes

The Committee was informed that, at its meeting on 15 May 2012, Council had reconstituted this Committee, the changes in membership being as follows:-

Cllr Christine Crisp to be replaced by Cllr Leo Randall.

Cllr Leo Randall, Cllr Jacqui Lay & Cllr Trevor Carbin (substitute Members) to be replaced by Cllr Liz Bryant, Cllr Peter Colmer & Cllr Rosemary Brown.

Cllr Julian Johnson to be elected as Vice-Chairman of the Committee.

26 Apologies for Absence

Apologies for absence were received from Cllr Chris Humphries and Cllr Leo Randall.

27 Minutes of the Previous Meeting

Resolved:

To confirm and sign as a correct record the minutes of the meeting held on 11 April 2012, subject to the inclusion of apologies for absence received from Cllr John Knight.

28 **Declarations of Interest**

There were no declarations of interest.

29 **Chairman's Announcements**

There were no Chairman's announcements.

30 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation and the manner in which the meeting would be held.

Members of the public addressed the Committee as set out in Minute No 31, as detailed below.

There were no questions received from members of the public or members of the Council.

31 **N.12.00718.FUL - Springfield Sports Centre, Beechfield Road, Corsham, SN13 9DN - Extension to Leisure Centre providing Library, Community Hall, Meeting Rooms, Cafe, Youth & Learning Disability Day Centre, Creche, Council Offices, Registrar and Neighbourhood Police Station. Refurbishment of the Leisure Centre with New Sports Facilities, including External Changing and All Weather Pitch, including New Floodlighting. Demolition of the Corsham Community Centre and Associated Alterations to Extern**

The following person spoke in support of the proposal:

Mr Allan Bosley, Chair, Corsham Shadow COB

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that planning permission be granted, subject to conditions. He also drew attention to the late items.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received a statement from a member of the public as detailed above, expressing his views regarding the planning application.

Members then heard the views of Cllr Peter Davis, as local Member who warmly supported the application.

After discussion,

Resolved:

To grant planning permission for the following reason and subject to the conditions set out below:-

Reason

The proposed development is considered to be an acceptable redevelopment of an existing leisure and community centre site for similar extended and enhanced purposes. Subject to the imposition of relevant and necessary planning conditions, the development would not have an unacceptable impact upon the amenities of local residents or highway safety and would have the effect of enhancing sports, leisure and community facilities to the local community as well as improving the appearance of the site and wider public realm. The proposal is considered to comply with the provisions of the National Planning Policy Framework as well as Policies C3, CF1 and CF2 of the adopted North Wiltshire Local Plan 2012.

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

3. At no time shall any further windows be inserted into the Eastern elevation of the extended leisure centre building (that elevation facing the access road into the adjoining school and car park) unless otherwise agreed with the Local Planning Authority in the form of a new and separate planning permission in that regard.

REASON: In the interests of neighbour amenity.

4. In complete accordance with the submitted details, there shall be no diversion of, or removal of planting along the route of, the public

right of way (known as The Ginnel) linking Beechfield Road to Paul Street to the rear of properties fronting Erneston Crescent.

REASON: For the avoidance of doubt and so as to ensure the longer term amenities of local residents.

5. The construction phase of development shall be carried out in complete accordance with the submitted "Construction Noise Minimisation" document (prepared by Alec French Architects, 27/04/12) unless otherwise agreed with the Local Planning Authority in the form of a new and separate planning permission in that regard.

REASON: For the avoidance of doubt and in the interests of neighbour amenity during the construction process.

6. Prior to its first installation, full details of all fixed plant (including all ventilation and extraction equipment) within the site shall have been submitted to and approved in writing by the Local Planning Authority. The ventilation/extraction equipment shall be installed prior to the building/extension hereby approved is first occupied and shall thereafter be maintained in accordance with the approved details.

REASON: In the interests of the amenities of the area.

7. In complete accordance with the submitted details, use of the all weather pitch, including operation of the associated floodlighting, shall cease at 22:00hrs each day and shall not resume use and operation until the following day at 08:30hrs, unless otherwise agreed with the Local Planning Authority in the form of a new and separate planning permission in that regard.

REASON: So as to avoid unnecessary and unacceptable noise and disturbance from the use and operation of the all-weather pitch.

8. The floodlighting to be installed at the new all-weather pitch shall be installed and operated in complete accordance with the submitted details, and in particular the specification and performance summary contained within the details supplied by Musco Green Generation Lighting (dated 10/02/12) and drawing number E-SK400 (dated Jan'12).

REASON: For the avoidance of doubt and so as to avoid the unnecessary and unacceptable spillage of light to the detriment of residential amenity.

9. No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an

arboricultural consultant providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following: -

- A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing;
- A specification for scaffolding and ground protection within tree protection zones in accordance with BS5837:2012
- A schedule of tree works conforming to BS3998.
- Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
- Plans and particulars showing the siting of the service and piping infrastructure;
- A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- Details of all other activities, which have implications for trees on or adjacent to the site.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

10. The development shall be carried out as specified in the approved Arboricultural Method Statement (AMS), and shall be supervised by an arboricultural consultant.

REASON: To prevent trees on site from being damaged during construction works.

11. 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).

(a) 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.

(b) 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.

12. No development shall commence until a surface water drainage masterplan has been submitted to, and agreed in writing by, the Local Planning Authority. The masterplan shall be in accordance with the Flood Risk Assessment (prepared by Integral Engineering Design and dated January 2012) and include details of the phasing of surface water drainage infrastructure including source control measures where achievable. The development shall be implemented in accordance with the approved scheme.

REASON: To ensure that flood risk is not increased elsewhere in accordance with the National Planning Policy Framework paragraph 103.

13. No development shall take place on each plot, phase or parcel of land until the detailed drainage design has been submitted to, and approved by the Local Planning Authority. The details shall be in accordance with the approved FRA (prepared by Integral Engineering Design and dated January 2012) and incorporate sustainable drainage principles where achievable. The scheme shall subsequently be implemented in accordance with the approved details before the development on each plot, phase or parcel of land is completed.

REASON: To ensure that flood risk is not increased elsewhere in accordance with the National Planning Policy Framework paragraph 103.

14. Prior to the commencement of development, a construction method statement shall have been submitted and agreed in writing by the Local Planning Authority. The construction method statement shall address the following issues:

- **Appropriate location of a bunded works compound for storage of materials, equipment and fuels to avoid pollution of habitats or danger to wildlife individuals**
- **Protection of trees to be retained in line with BS5837:2005 - Trees in relation to construction**
- **Timing constraints with respect to nesting birds in relation to removal of existing vegetation including hedges and removal or significant trimming of trees**
- **Suitable processes for removing existing roofing or other materials to enable the adjoining building extensions, such that roosting birds, bats or other wildlife individuals will not be harmed.**
- **Appropriate night time lighting of the site during construction that will be directed away from natural habitat features**
- **An appropriate process to be followed for the demolition of the existing community centre buildings to include further assessment of bat activity and methods of working designed to protect bats, such as soft stripping of roof materials and cladding.**

REASON: So as to ensure the construction works are completed without unnecessary and unacceptable impact upon the ecology of the locality

15. Prior to the closure of the existing tennis courts on the site, a "Community Use Scheme" shall have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members,

management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon the closure of the last of the existing tennis courts on the development site.

REASON: To provide safe community access to Corsham School's tennis courts while the Leisure Centre courts are closed and to provide the opportunity to review this arrangement to provide community access in the future, to ensure sufficient benefit to the development of sport.

16. Prior to the commencement of works to create the new artificial grass pitch or tennis courts (whichever are the sooner), the detailed design and layout of the new outdoor sports facilities shall have been submitted to and agreed in writing by the Local Planning Authority in consultation with Sport England. Unless otherwise agreed in writing with the Local Planning Authority beforehand, such details shall be in complete accordance with the Sport England/NGB Technical Design Guidance (including the FAs Artificial Pitch Guidelines for the artificial grass pitch and Sport England Guide to the Design Specification & Construction of Multi-Use Games Areas for the tennis courts). Development shall be complete in complete accordance with those details so agreed.

REASON: To ensure the development is fit for purpose, sustainable and subject to the necessary high quality design standards.

17. Prior to the commencement of development, details of temporary protective fencing which shall be installed around the existing playing field (which shall include location, height, type and materials used) shall have been submitted to and approved in writing by the Local Planning Authority. Such fencing shall be erected in complete accordance with details so agreed prior to the commencement of works to create the new artificial turf pitch and shall be maintained for the entire duration of those works and removed upon completion of the artificial turf pitch.

REASON: To ensure the safe and efficient use of the existing playing fields and to offer protection during the construction phase of development.

18. The artificial grass pitch and the tennis courts to be created shall be used for outdoor sport and for no other purpose (including, without limitation, any other purpose within Class D2 of the Use Classes Order 2005, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification).

REASON: To protect the artificial grass pitch and tennis courts for loss and/or damage so as to maintain the quality of and secure the safe use of sports pitches.

19. No development shall commence until details for the phasing of development, including the provision of the tennis courts and artificial grass pitch, shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory quantity, quality and accessibility of the compensatory provision which secures a continuity of use.

20. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Plans

Campus Site Plan 1000 rev.C
Site Plan Proposed 1100 rev.J (date stamped 03/05/12)
Demolition Plan 1060 rev.B
Phasing Plan 1070 rev.A
Footpath Diversion 2338_101
GA Plan Level 00 1400 rev.H (date stamped 03/05/12)
GA Plan Level 01 1401 rev.F
GA Plan Level 02 1402 rev.C
Site Sections 1150 rev.A
GA Elevations 1250 rev.A
Part Elevation – North facade 1350
Part Elevation – West facade 1351
Straight Elevations 5-8 1600
Straight Elevations 9-12 1601
Landscape general Arrangement 2338_100 rev.A
Landscape Masterplan North 2338_102a rev.B
Landscape Masterplan South 2338_102b rev.B
ATP Plan 2338_103
Planting Plan 2338_200
Elevational Sections 2338_300
Elevational Sections 2338_301
Design and Access Statement (Alec French Architects March 2012)
Landscape Design Report (The Landmark Practice March 2012)
Site Investigation No.Z1116 – Factual and Interpretive Report (CJ Associates March 2012)

Flood Risk Assessment (Integral Engineering Design January 2012)
Corsham Campus Travel Plan (Corsham Shadow Community Operations Board January 2012)
Transport Statement (KTC February 2012)
Arboricultural Implications Assessment (Hillside Trees Ltd February 2012)
Preliminary Ecological Appraisal (The Landmark Practice November 2011)
Building Inspection for Bat Roosts (The Landmark Practice January 2012)
Artificial Turf Pitch: Impact Noise Assessment (Mach Acoustics 30/01/2012)
Musco Green Generation Lighting floodlighting project Summary (10-Feb-2012)
External Lighting Layout and Lux Plot for Planning Stage D ESK400 Construction Noise Minimisation statement (Alec French Architects 27/04/12) (Date stamped 3rd May 2012)

All drawings and documents date stamped 14th March 2012, unless otherwise indicated.

REASON: To ensure that the development is implemented as approved.

32 **Urgent Items**

There were no urgent items of business.

(Duration of meeting: 10.30 - 11.15 am)

The Officer who has produced these minutes is Roger Bishton, of Democratic & Members' Services, direct line 01225 713035, e-mail roger.bishton@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115