

Southern Area Planning Committee

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 27 APRIL 2023 AT THE PUMP ROOM - THE OLD FIRE STATION ENTERPRISE CENTRE, 2 SALT LANE, SALISBURY, SP1 1DU.

Present:

Cllr Andrew Oliver (Chairman), Cllr Sven Hocking (Vice-Chairman), Cllr Trevor Carbin, Cllr Brian Dalton, Cllr Charles McGrath, Cllr Ian McLennan, Cllr Nabil Najjar, Cllr Bridget Wayman, Cllr Sam Charleston (Substitute) and Cllr Robert Yuill (Substitute)

Also Present:

152 **Apologies**

Apologies were received from:

- Cllr Rich Rogers who was substituted by Cllr Rob Yuill
- Cllr Charles McGrath

153 **Minutes of the Previous Meeting**

The minutes of the meeting held on 30 March 2023 were presented.

Resolved:

To approve as a correct record and sign the minutes.

154 **Declarations of Interest**

There were no declarations.

155 **Chairman's Announcements**

The Chairman explained the meeting procedure to the members of the public.

156 **Public Participation**

The committee noted the rules on public participation.

157 **Planning Appeals and Updates**

The committee received details of the appeal decisions as detailed in the agenda.

Resolved

To note the Appeals Update.

158 **Application No. PL.2021.09623 - Land at Chicklade Road, Hindon**

Public Participation

Andrew Bird spoke in objection to the application

Susan Jonas spoke in objection to the application

Ray Gentle spoke in objection to the application

Chris Beaver (Agent) spoke in support of the application

Dr Fiona Dawe spoke in support of the application

Cllr Charles Bowen – spoke on behalf of Hindon PC

The Planning Team Leader, Adam Madge, summarised late correspondence which had been circulated at the meeting. This included a revision to the Officer recommendation due to ecology and drainage responses, details of the requirement of a S106 agreement reference to a typo on page 23, para 5 which should read 31 two storey dwellings, not 36 and a further letter from a local resident.

He then presented the application which was for the erection of 31 dwellings and general practice surgery (Class E) and associated landscape and access works.

The presentation slides showed the site area which was indicated by a red line. There was also a section of land indicated in blue, where landscaping, a community orchard and an open space was planned.

The village of Hindon was in the AONB and the site was an allocated site for housing in the Hindon Neighbourhood Plan (NHP).

The proposal included a variety of detached and terraced housing in a traditional style, with an existing footpath to link the development to the village, as there was no footpath along the main road.

As set out in the report and noted during the presentation, the application had generated 62 letters of objection, and 25 letters containing other comments including one petition.

The main issues which were considered to be material to the determination of the application were noted as:

- **Principle (including compliance with policy and the neighbourhood plan)**
- **Other policy considerations**
- **Character & Design**
- **Neighbouring Amenities**

- **Highway Safety**
- **Ecology**
- **Other**

The application was recommended for Approval with conditions.

The Committee then had the opportunity to ask technical questions of the Officer, where it was confirmed that the site was significantly sloped as indicated on the street elevation plans.

The proposal included an upgrade to a footpath running back to the village, to include lighting compatible within the AONB and there would be some resurfacing at beginning of the path where it met the development.

The site was allocated for housing and a doctor's surgery within the NHP. In principle the proposed development was suitable as the site had been allocated for around 25 properties. The proposal was for 31, with 40% affordable housing.

A breakdown of the affordable housing in terms of percentage of rented to purchased had been negotiated with the Housing Officer who was satisfied with the proportions proposed.

All of the previous Highway's concerns had now been addressed. A Highways officer had assessed the proposal and accepted it, even with parking along East Street.

Members of the Public as detailed above then had the opportunity to speak on the application. Some of the main points included the historic flooding which had reportedly also affected paddocks and residents' garages. Photos of the flood in October and March had been provided by a resident and presented at the end of the Officer presentation.

There were concerns that if the application was approved, there was no guarantee that the doctor's surgery would be built. The main aim of the NHP including the site for development was to gain a new surgery, not specifically to achieve further housing. Concerns relating to a climate catastrophe were also raised.

Restrictions on development in an AONB were raised with an offer for further conditions to be added should the application be approved. When producing the NHP, the parish was advised that if housing was not allocated, then it would be imposed on them from outside.

A strong view among most of the speakers in objection was in relation to the request for a second exit from the development onto Chicklade Road. It was felt that as traffic would increase, a second exit was required to alleviate congestion on East Street and improve safety.

The Agent noted the NHP had been approved by a large majority and adopted in 2021 and as such the site was an allocated site for development and therefore overcame the AONB restriction.

A consultation drop-in event was held in September 2021 and Highways had been on site to make an assessment.

Houses would have air source heat pumps and the applicant had agreed to buy additional land from WC to improve access into the site if there were requirements for an optimised entrance.

All technical issues had been addressed in the final plans and the flooding issue was noted as an existing problem, which may be improved by the development.

A S106 agreed for affordable housing was agreed at 60/40 split shared ownership/affordable rent and there was CIL revenue from the scheme.

The current senior partner at Hindon surgery noted that support the development was paramount for the future provision of a new surgery in Hindon. If denied the only chance of trying to build a new surgery would be lost. The current surgery building was stated as not fit for purpose.

The Hindon Parish Council representative noted the issues as access by vehicles, drainage, and noncompliance with the NHP. It was stated that the parish urgently needed a new surgery, which was why they were willing to accept limited development. It was felt critical that should the development be approved, then it should at the very least include an inlet and outlet so people could go in one and out the other, to alleviate serious accident issues. In creating the second exit on Chicklade Road, it was felt that the removal of hedgerows to accommodate a second exit would not impact negatively on bats.

The Divisional Member, Cllr Bridget Wayman then spoke on the application, noting Hindon was designated as large village in NHP. The creation of Hindon's NHP had embarked in 2015, to meet needs for future residents and relocate the doctor's surgery.

The Chicklade Road site selected for future development was originally larger. The current surgery had parking spaces for 2/3 so parking on the high street was often congested.

The NHP was not indicative and did show the surgery positioned along the B3089. The parish was not supportive of the surgery being moved further into the site with houses now placed along the B3089 frontage.

Now that more accurate information was available, the parish had concerns about the increased traffic flow and would like to see an egress on to Chicklade Road to reduce increased traffic flow on East Street. To achieve that, the 30mph limit would need to be moved further up the road.

The hedge line along Chicklade Road was already broken up and non-existent so bats would naturally go further up where it was denser.

There was real concern about the impact of drainage on the site, with suggestions that the Environment Agency felt that flood events were increasing in frequency.

Cllr Wayman then moved the motion of Refusal, against Officer recommendation, for the reasons mentioned above and summarised as:

- Poor access/egress – additional exit on Chicklade Road
- Insufficient parking for surgery
- Flooding / Drainage
- Location of surgery – to move to frontage of site as per the NHP

This was seconded by Cllr Hocking.

The Planning Team Leader noted that it would be difficult to refuse the application on matters such as flooding or an additional exit as neither of the statutory consultees had objected on those grounds and had considered the scheme to be acceptable.

The Committee discussed the application, the main points included a feeling from the Committee that the parish council and the developer should have been able to come to a compromise between them. The suggestion for a deferral to allow time for the parties to meet and come to a compromise was discussed.

The proposal was for a total of 31 dwellings which was noted as 6 over what had been suggested in the NHP.

As with other previous application involving the development of a doctors surgery, there was no guarantee that it would come to fruition once planning was granted, however it was noted that if the application was not granted, the opportunity to have a surgery as part of the development may be lost completely and as stated by the public speakers, Hindon was very much in need of a new surgery as the existing one was no longer fit for purpose.

The length of time the development had been at the planning stage was noted, as was the high quality of the materials proposed and the 40% affordable housing which would be available to local residents.

The Committee discussed the recommendation and the conditions as set out in the report.

At the conclusion of debate, the Committee voted on the recommendation of Refusal, for the reasons as stated above.

The motion failed.

Cllr Nabil Najjarr moved motion for deferral, to allow more time for discussion and compromise to be reached between the developer and the parish, on matters relating to the request for an additional entrance/egress and drainage mitigation.

This was seconded by Cllr Trevor Carbin.

The Committee discussed the motion of deferral, the main points were in relation to the second access/exit point on Chicklade Road and that Highways had not objected to the current proposal which included only one entrance/exit route. It was also noted that the non-determination date may have passed, which would allow the applicant to go to appeal.

The Committee voted on the motion of deferral for the reasons as stated above.

The motion failed.

Cllr Brian Dalton then moved the motion of approval, in line with Officer recommendation with additional conditions as set out in the late correspondence and further conditions as summarised below:

- The requirement for the amenity land/open space to be offered to the parish should they want it before going to a management company.
- The removal of Permitted Development (PD) rights in relation to rooflights on dwellings in the future in view of the dark skies' status of the AONB.
- To make the land available for the doctor's surgery up front and at the start of the development and for that land to remain clear of builder's debris etc during the course of the development.

A query relating to a condition to prevent the use of the properties as Holiday homes or Air B&Bs was put to the Planning and Legal Officer's. It was confirmed that they were not aware of any previous instances where a condition specifically preventing the use of properties as Air B&B's had been applied. It was suggested that at this time, such a condition may not be lawful.

In response to a question on street lighting the Officer advised that plans were available and that he would feed back a request to the relevant officer to inspect the lighting to check that there would be no glare caused for people coming from the B3089.

The Committee then voted on the motion of approval in line with Officer recommendation, with added conditions as set out in the late correspondence and further conditions by the Committee, summarised above.

It was;

Resolved

That application PL/2021/09623 be Approved subject to the signing of a S106 agreement to cover the following:

- 1. 40% affordable housing provision to include shared ownership and rented.**
- 2. £150,064 for primary school places subject to indexation**
- 3. £52,566 towards early years provision subject to indexation**
- 4. To offer the open space to the parish council and if the parish do not wish to take on the land an agreement to set up a management company to oversee the open space.**
- 5. A contribution to Play facilities off site of - 357 sq.m= £51,408.00**
- 6. A contribution to Sports facilities off site of - 2142 sq.m = £21,420.00**
- 7. A contribution of £6000 to upgrading Footpath HIND6 to the development**
- 8. A monetary provision for the provision of bins on the site in line with the Wiltshire council waste collection guidance for new developments.**
- 9. All off-site boundary habitats as shown in the (Landscape Masterplan with Headline BNG Elements. Rev. C. Drwg. No. 848-MP-04 (Indigo Landscape Architects Ltd, 09/12/0222) to be provided on a plan with exact buffer zones measurements and secured in perpetuity.**
- 10. The Doctors surgery land to be provided for the doctors surgery as soon as is practicable and no later than first occupation of the dwellings approved as part of this permission.**

And 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 as amended by the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in

accordance with the following approved plans and reports listed in the drawing register issued by CG Fry dated 6th February 2023 and received by the local planning authority on the 6th March 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3) No development shall commence above slab level until the exact 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission, in the interests of visual amenity and the character and appearance of the area.

4) No railings, fences, gates, walls, bollards and other means of enclosure shall be erected in connection with the development hereby permitted until details of their design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

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

5) No development shall commence above slab level until a scheme of hard and soft

landscaping has been submitted to and approved in writing by the Local Planning

Authority, the details of which shall include :-

- location and current canopy spread of all existing trees and hedgerows on the land;**
- full details of any to be retained, together with measures for their protection in the course of development;**
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities**
- finished levels and contours;**
- means of enclosure;**
- car park layouts;**
- other vehicle and pedestrian access and circulation areas;**
- all hard and soft surfacing materials;**
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);**

- proposed and existing functional services above and below ground

(e.g. drainage, power, communications, cables, pipelines etc

indicating lines, manholes, supports etc);

REASON: The matter is required to be agreed with the Local Planning Authority before commencement above slab level in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

6) 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.

7) NO development above slab level shall commence until, at the detailed design stage maintenance tasks, responsibilities and frequencies for the entire drainage network, including private, adopted and SuDS drainage has been prepared and circulated to all purchasers, occupants and management companies

REASON: The application contained insufficient information to enable determination of this issue prior to approval.

8)No external light fixture or fitting will be installed within the application site until a Lighting Strategy has been submitted to and approved by the Local Planning Authority in writing.

REASON: In order to ensure compliance with the dark skies status of the AONB

9)No construction work (excluding the internal fitting out of dwellings) nor the movement of spoil from the site shall take place outside the hours of 0700 – 2000 Monday to Thursday, 0700 – 1800 on

Friday, 0800 – 1300 on Saturday and at no time on Sundays and Bank holidays.

REASON: In order to protect the residential amenity of future and adjoining residents.

10) The doctor's surgery hereby permitted shall not be first brought into use until the 25 dedicated parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

11) No part of the development shall be first occupied, until the visibility splays shown on the plan (Ref: Adoptable Highway Layout 01-PHL-1001 Rev B) have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

Reason: In the interests of highway safety

12) No development shall commence on site until construction details of the improvements to East Street to include localised footway widening, carriageway widening, tactile crossings and resurfacing as outlined on drawing ref: Preliminary Access Arrangement PHL-101 Rev E, have been submitted to and approved by the LPA; the improvements to East Street to include footway widening, carriageway widening, tactile crossings and resurfacing shall be constructed in accordance with the approved details prior to first occupation.

REASON: in the interests of highway safety

13) Prior to first occupation, footpath HIND30 shall be resurfaced along its entire route and street lighting installed in accordance with details which shall first be submitted to and approved by the LPA.

REASON: to provide an improved a pedestrian link from the site, in the interests of sustainable travel

14) A pedestrian link shall be provided from the gate on the northwest boundary adjacent to plot S05 and passing plots S04 & S03 to connect with the turning head to provide a continuous pedestrian link from footpath HIND6. The link shall be open for public use in perpetuity.

REASON: to provide and maintain a pedestrian link through the site, in the interests of sustainable travel.

15) No development (including demolition, ground works) shall take place outside daylight hours.

REASON: The introduction of artificial light/noise disturbance is likely to mean such species are disturbed and/or discouraged from using established flyways or foraging areas. Such disturbance will constitute an offence under relevant wildlife legislation.

Prior to construction, architects' drawings showing details on the positioning and installation of integral nest boxes for bats and swifts in line with the locations shown on the Landscape Masterplan with Headline BNG Elements. Rev. C. Drwg. No. 848-MP-04 (Indigo Landscape Architects Ltd, 09/12/0222) and design specified in Appendix 6 of the Ecological Impact Assessment (Andrew McCarthy Ecology, 28th September 2021) must be submitted to, and approved in writing by, the LPA.

All integral nest boxes must be implemented in accordance with the approved details and all boxes retained in that manner thereafter. This condition will be fully discharged once photographic evidence has been provided to the LPA that all integral nest boxes have been implemented in accordance with the approved plans.

REASON: To ensure adequate protection for bats and swifts through the implementation of detailed mitigation measures.

16) The development hereby permitted shall be carried in strict accordance with the following plans/reports:

- **Landscape Masterplan with Headline BNG Elements. Rev. C. Drwg. No. 848-MP-04 (Indigo Landscape Architects Ltd, 09/12/0222).**
- **Site Layout – Ecology. Rev D. Drwg. No. SP-003. (CG Fry & Son Builders, 01.12. 2022).**
- **Ecological Impact Assessment (Andrew McCarthy Ecology, 28th September 2021).**

REASON: To ensure compliance with the terms of the habitats regs assessment.

17) All lighting shall be installed and maintained in accordance with the approved Street Lighting Strategy (Illume Design Ltd, Drawing No. 4261-ID-DR-1001, Rev P01 15/09/2021) and the External Lighting Strategy Levels of Horizontal Illuminance at Ground Level Full Output Shown (MF-1), Drwg. No. 4261-LB-EX-XX-DR-E-7080-41, Preliminary Issue 02. The Lighting Bee, 18/07/2022) and no additional external lighting shall be installed.

This condition will be discharged when evidence of a post-development lighting survey has been provided to the LPA to demonstrate compliance with the approved lighting plans.

REASON: To ensure continued functionality for SAC bats across the site.

18) Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for all areas of mitigation planting, biodiversity net gain and enhancements for hedgehog, birds and bats within the development and the off-site area as detailed within the Ecological Impact Assessment and as shown on the Landscape Masterplan with Headline BNG Elements, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) for (i) the on-site area and (ii) the offsite area, by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

All planting will be completed in accordance with the approved landscape details and maintained and replaced as necessary for the first five years and thereafter retained for the life-time of the development.

REASON: To ensure the long-term management of ecological features retained and created by the development, for the benefit of biodiversity for the lifetime of the scheme.

19) Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection (e.g. exclusion fencing) provided on a standalone marked-up plan.**
- b) Working method statements for protected/priority species, such as nesting birds, badger and reptiles.**
- c) Mitigation strategies already agreed with the local planning authority prior to determination to include for example, bats and breeding birds; this should comprise the pre-construction/construction related elements of strategies only.**

- d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

20) The residential development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of each phase being completed and the housing being brought into use, a post construction stage certificate certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no window or rooflight, other than those shown on the approved plans, shall be inserted in the roofslopes of the development hereby permitted.

REASON: In the interests of protecting the AONB's dark sky status.

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) The development hereby permitted shall be carried out in

accordance with the following approved plans and reports listed in the drawing register issued by CG Fry dated 6th February 2023 and received by the local planning authority on the 6th March 2023

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3) No development shall commence above slab level until the exact 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission, in the interests of visual amenity and the character and appearance of the area.

4) No railings, fences, gates, walls, bollards and other means of enclosure shall be erected in connection with the development hereby permitted until details of their design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

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- location and current canopy spread of all existing trees and hedgerows on the land;**
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- a detailed planting specification showing all plant species, supply and planting sizes and planting densities
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

REASON: The matter is required to be agreed with the Local Planning Authority before commencement above slab level in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

6) 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.

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entire drainage network, including private, adopted and SuDS drainage has been prepared and circulated to all purchasers, occupants and management companies

REASON: The application contained insufficient information to enable determination of this issue prior to approval.

8)No external light fixture or fitting will be installed within the application site until a Lighting Strategy has been submitted to and approved by the Local Planning Authority in writing.

REASON: In order to ensure compliance with the dark skies status of the AONB

9)No construction work (excluding the internal fitting out of dwellings) nor the movement of spoil from the site shall take place outside the hours of 0700 – 2000 Monday to Thursday, 0700 – 1800 on

Friday, 0800 – 1300 on Saturday and at no time on Sundays and Bank holidays.

REASON: In order to protect the residential amenity of future and adjoining residents.

10) The doctors surgery hereby permitted shall not be first brought into use until the 25 dedicated parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

11) No part of the development shall be first occupied, until the visibility plays shown on the plan (Ref: Adoptable Highway Layout 01-PHL-1001 Rev B) have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility plays shall always be maintained free of obstruction thereafter.

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REASON: in the interests of highway safety

13) Prior to first occupation, footpath HIND30 shall be resurfaced along its entire route and street lighting installed in accordance with details which shall first be submitted to and approved by the LPA.

REASON: to provide an improved a pedestrian link from the site, in the interests of sustainable travel

14) A pedestrian link shall be provided from the gate on the northwest boundary adjacent to plot S05 and passing plots S04 & S03 to connect with the turning head to provide a continuous pedestrian link from footpath HIND6. The link shall be open for public use in perpetuity.

REASON: to provide and maintain a pedestrian link through the site, in the interests of sustainable travel.

159 **Urgent Items**

There were no urgent items

(Duration of meeting: 3.00 - 4.45 pm)

The Officer who has produced these minutes is Lisa Alexander of Democratic Services, direct line 01722 434560, e-mail lisa.alexander@wiltshire.gov.uk

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