

AGENDA SUPPLEMENT (1)

Meeting: Strategic Planning Committee

Place: Council Chamber - County Hall, Bythesea Road, Trowbridge, BA14 8JN

Date: Wednesday 10 July 2024

Time: 10.30 am

The Agenda for the above meeting was published on 2 July 2024. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Tara Hunt of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718352 or email tara.hunt@wiltshire.gov.uk

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

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

Planning Applications (Pages 3 - 44)

- 7 **PL/2022/08186 - The Stables, Mapperton Hill, Mere, Warminster, Wilts, BA12 6LH (Pages 45 - 46)**

DATE OF PUBLICATION: 9 July 2024

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Strategic Planning Committee

10th July 2024

7) PL/2022/08186 - The Stables, Mapperton Hill, Mere, BA12 6LH

Extension to existing Gypsy and Traveller site with 10 additional pitches, each pitch to consist of 1 Mobile Home, 1 Touring caravan and parking

Recommendation: Approval with conditions



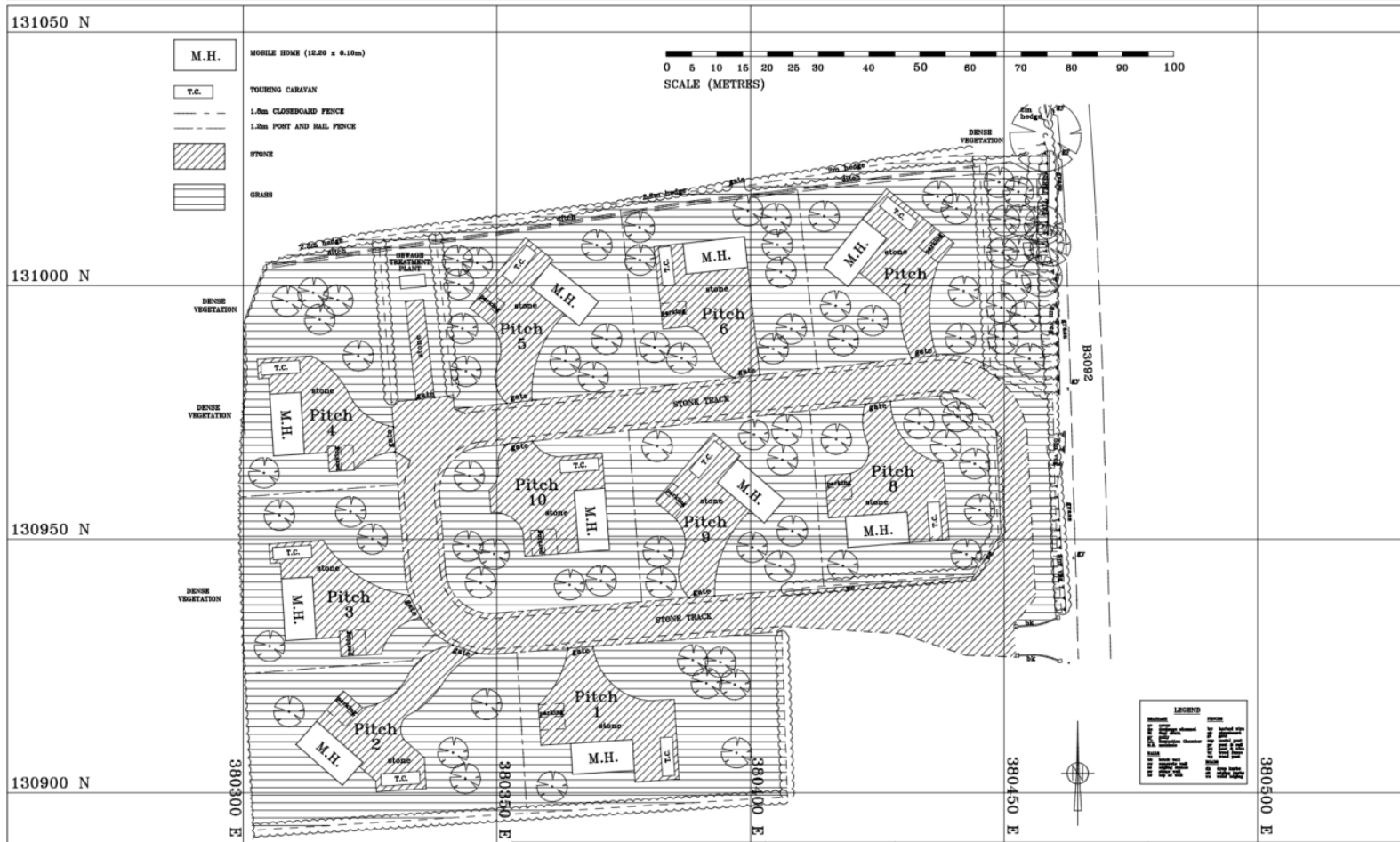
Site Location Plan



Aerial Photography

Proposed Site Layout

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Proposed Site Layout incorporating foul and surface water drainage scheme.

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Site highlighted in yellow with Rights of Way in Wiltshire and National Landscape boundary to the north.

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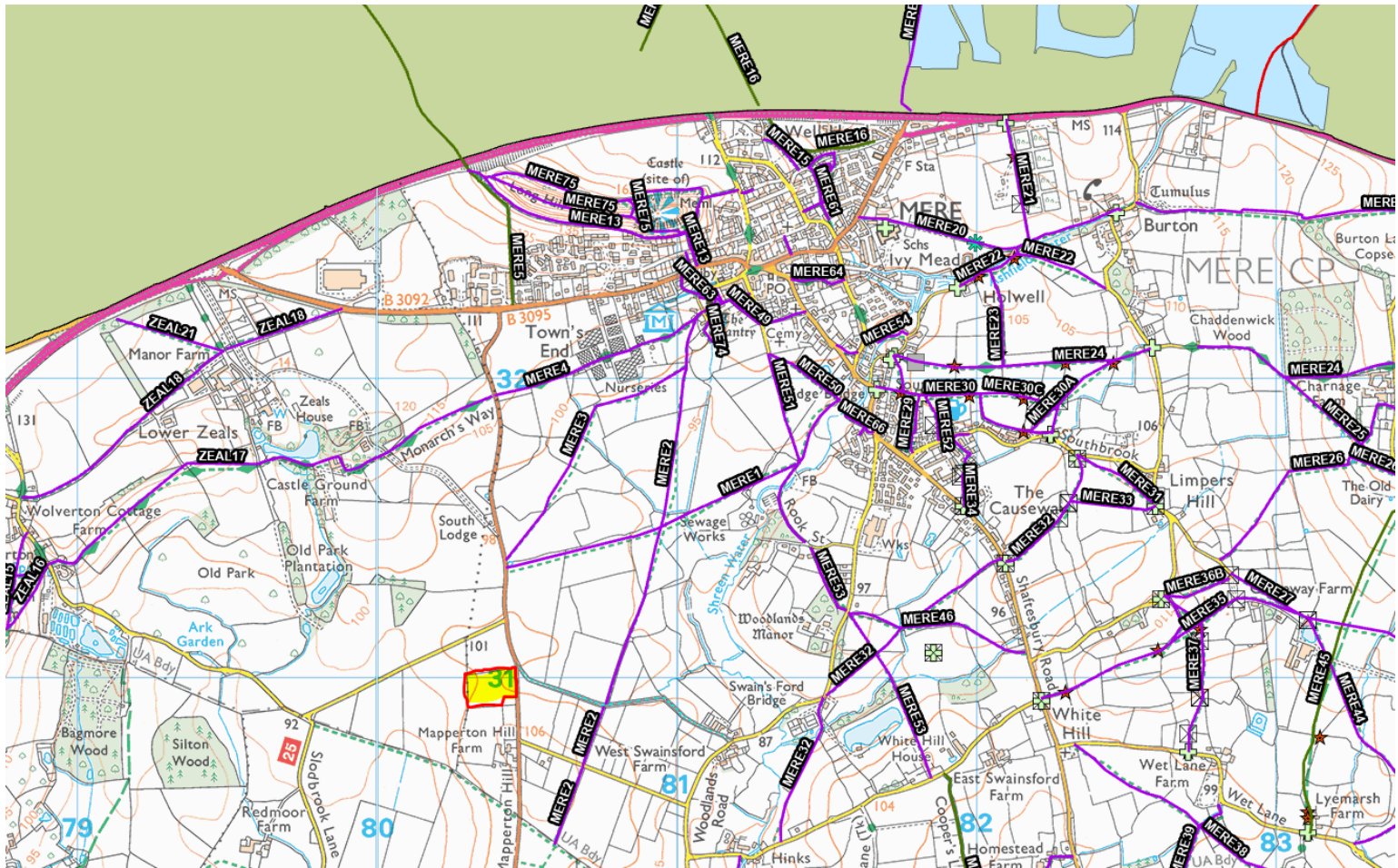


Photo from site access looking south towards Gillingham

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Photo from site entrance looking north towards Mere

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Photo of site from existing access

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View of site from highway immediately adjacent to the site

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Photo showing previous access now closed in accordance with condition on planning permission no. 14/10556/FUL

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View of site looking north along B3092 towards Mere. Approx.
Site entrance is marked with the arrow



Similar view closer to the application site with the existing mobile home on the adjoining site marked by the arrow



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View of site immediately adjacent to the access



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Site when viewed from the north, coming from Mere.
Mapperton Hill Farm marked with the arrow



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Existing mobile home marked with arrow and the application site is the land to the west, the boundary of which is shown by the hedge line to the west.

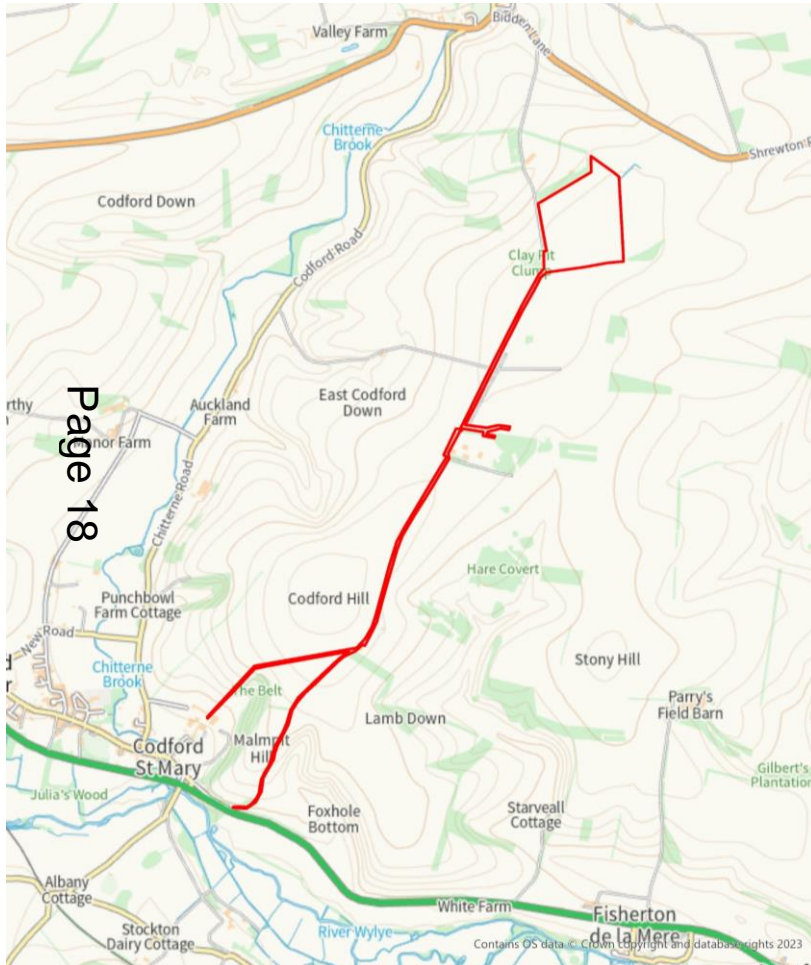


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7) PL/2023/03024 - East Farm, Codford St Mary, Wiltshire , BA12 0LN

Installation of a solar photovoltaic scheme together with landscaping and associated infrastructure

Recommendation: Approval with conditions



Site Location Plan

Aerial Photography

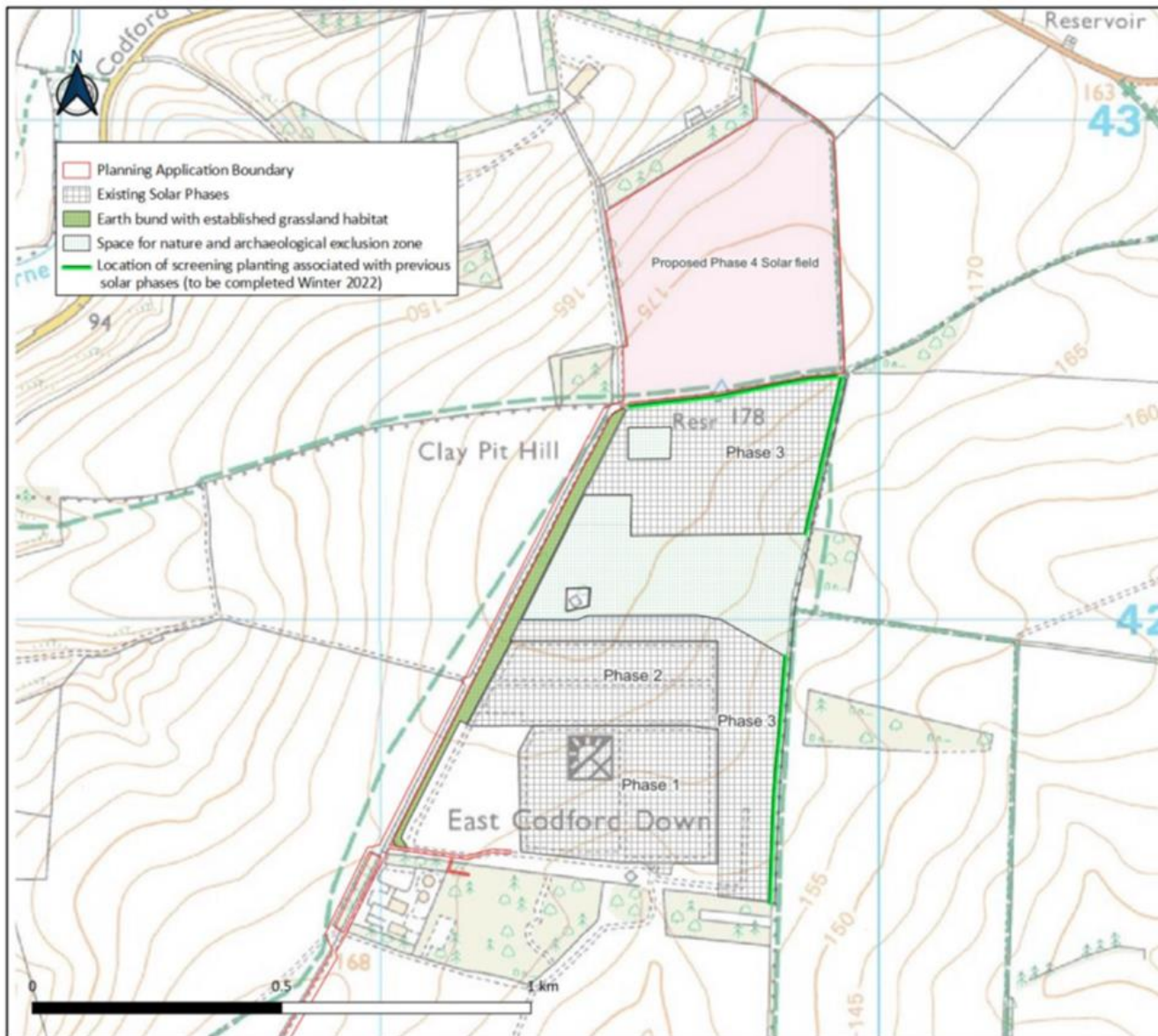
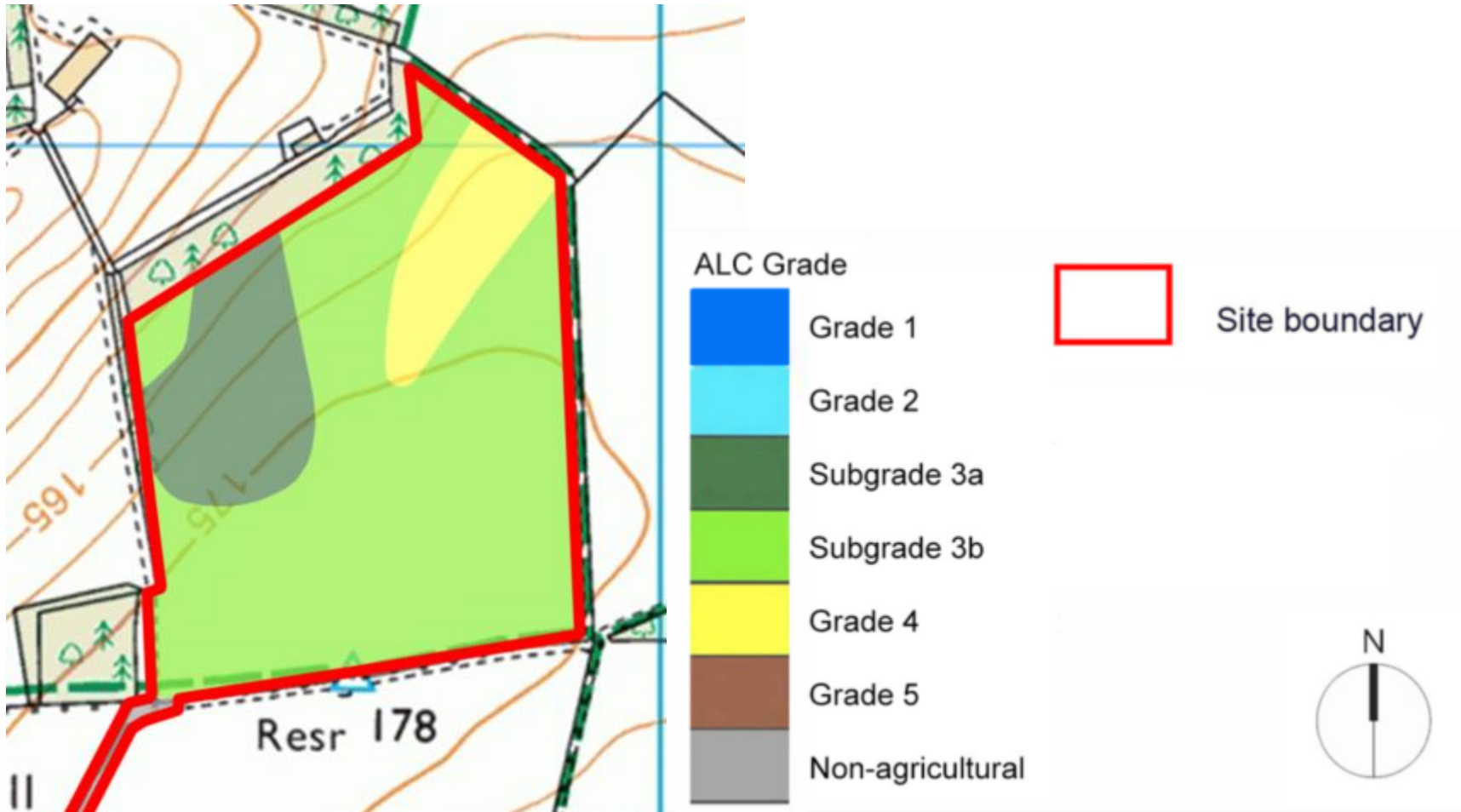


Figure 2.2 Proposed Development and Surrounds

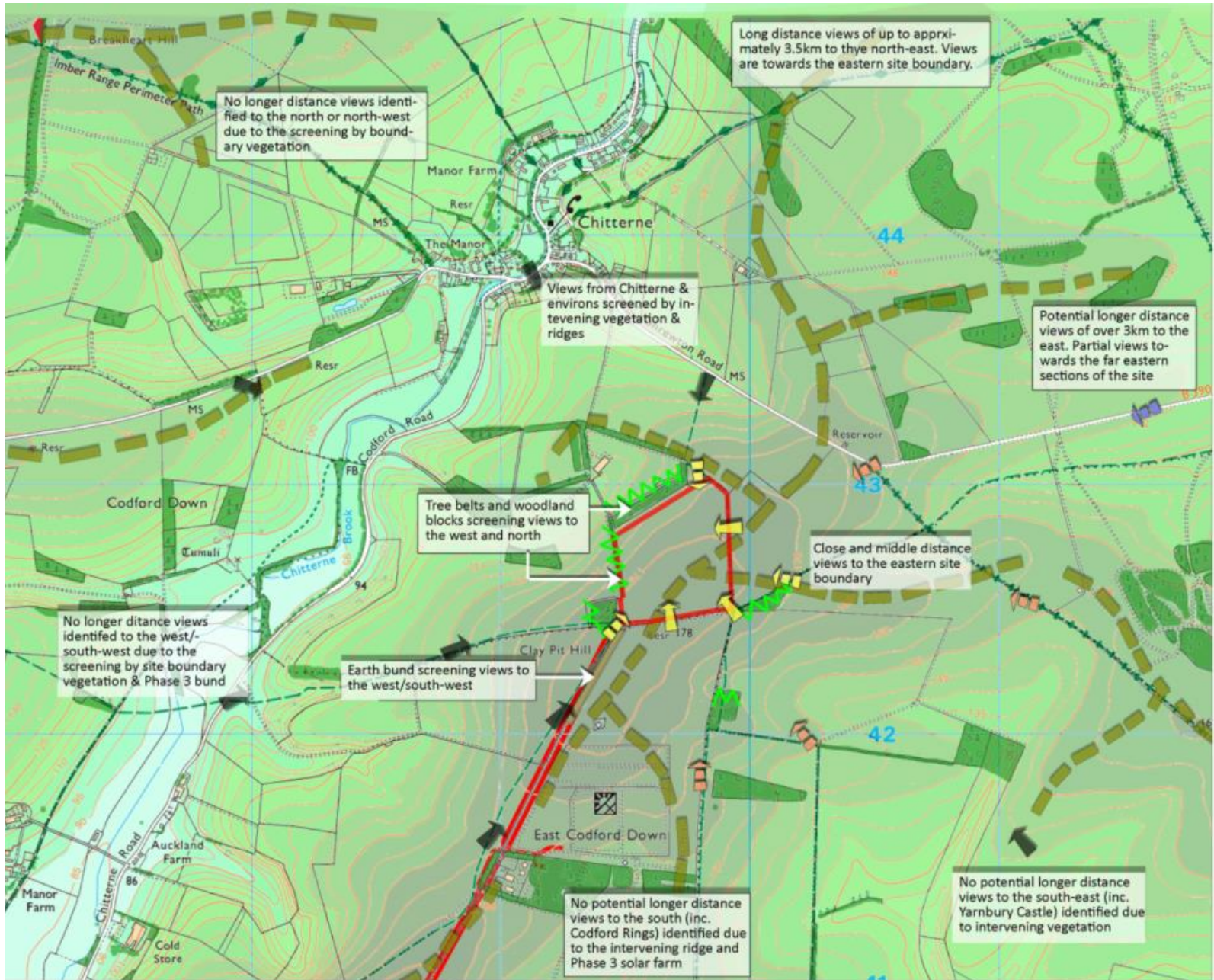
Application site in relation to solar phases 1-3, glasshouses and Anaerobic Digester



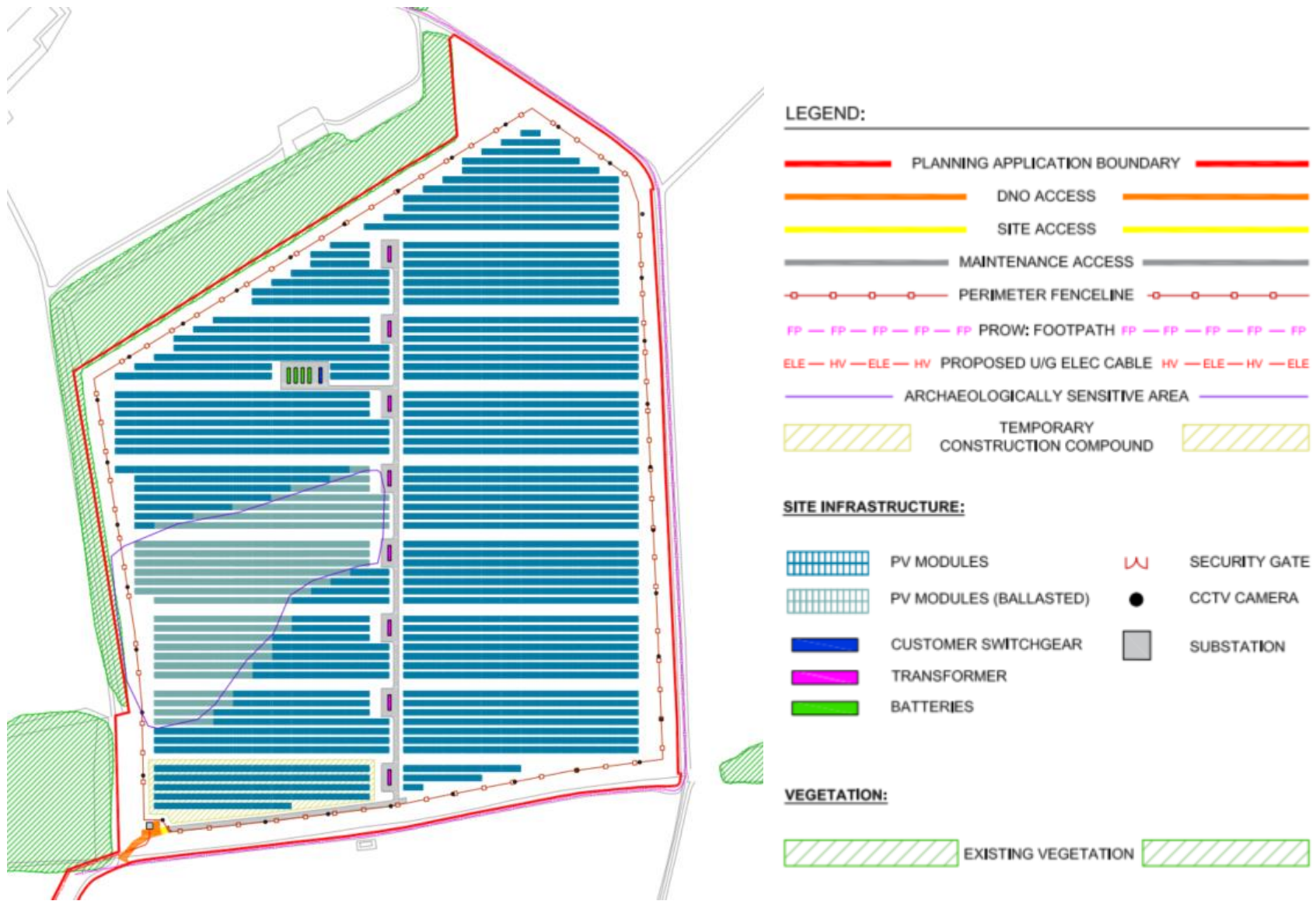
Agricultural Land Classification



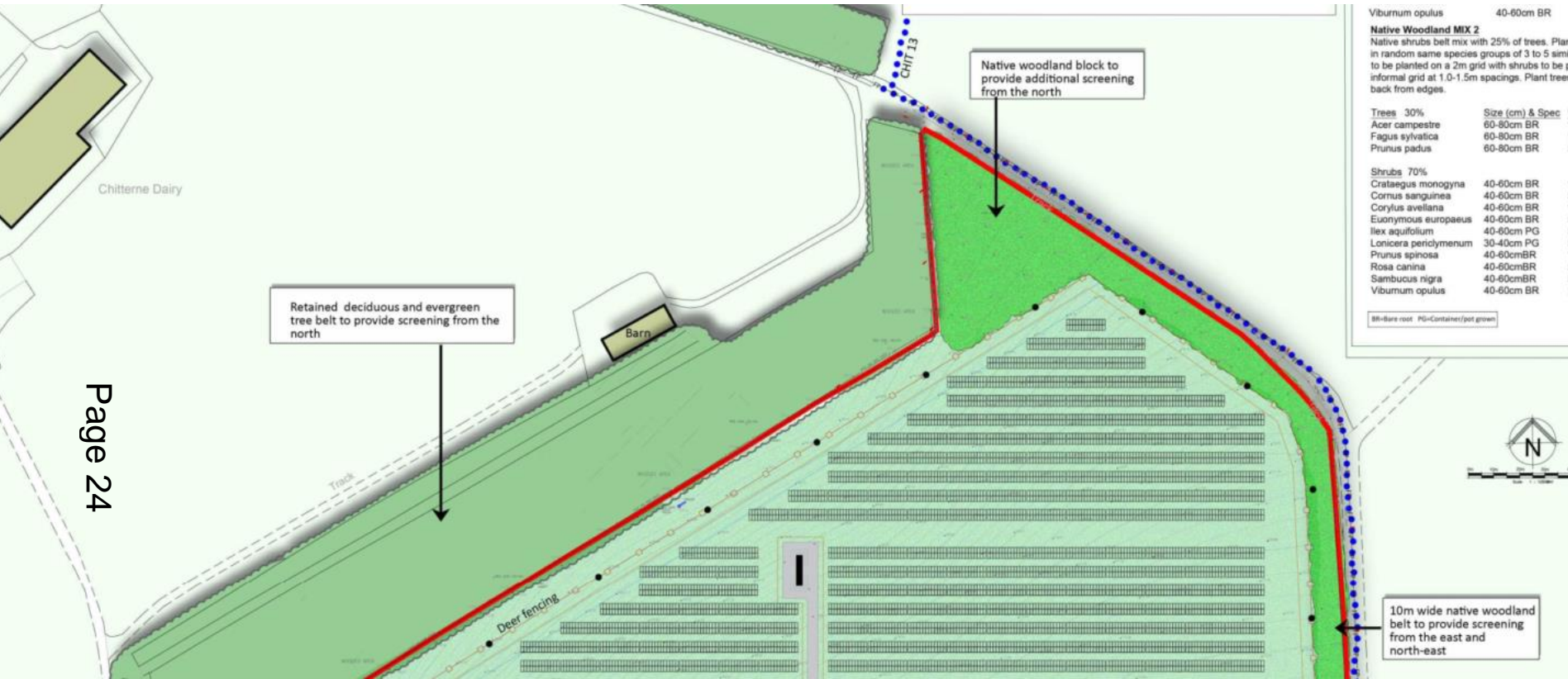
Map of application site in relation to public rights of way and the National Landscape Designation (dark green)¹⁹



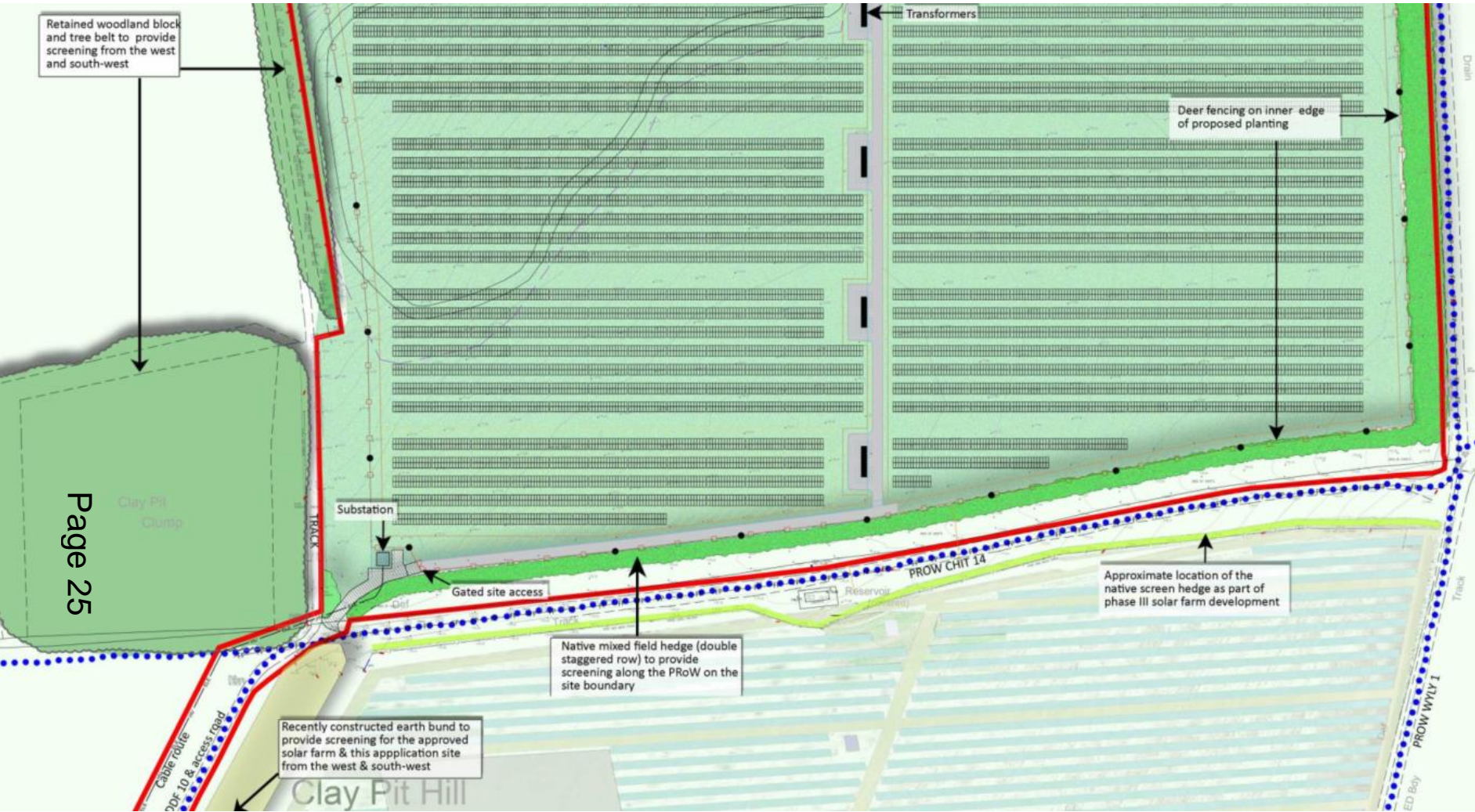
Landscape Visual Impact Assessment



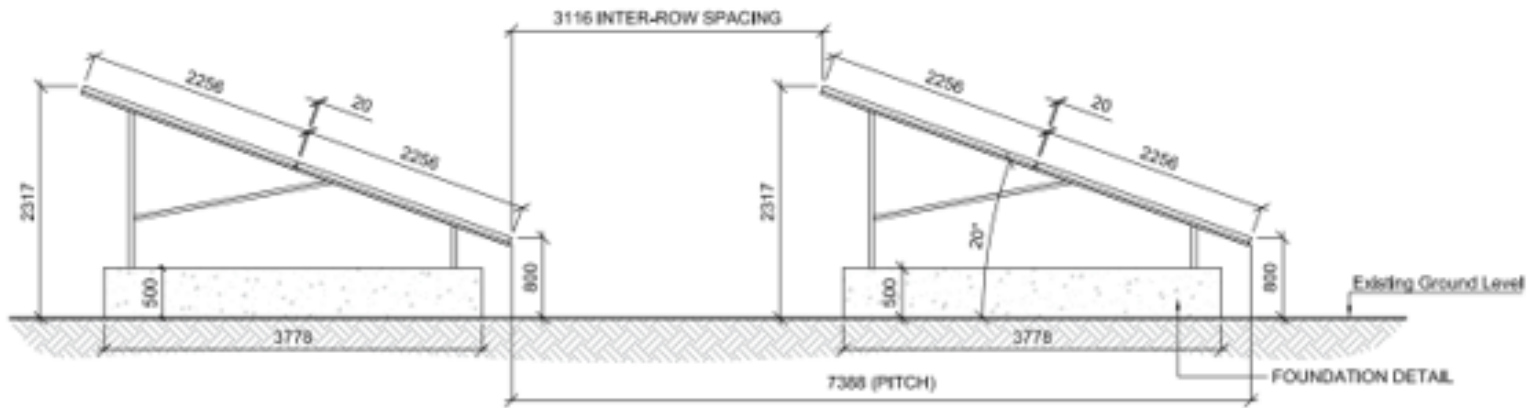
Proposed Site Layout Plan



Extract from Proposed Landscaping Plan



Extract from Proposed Landscaping Plan

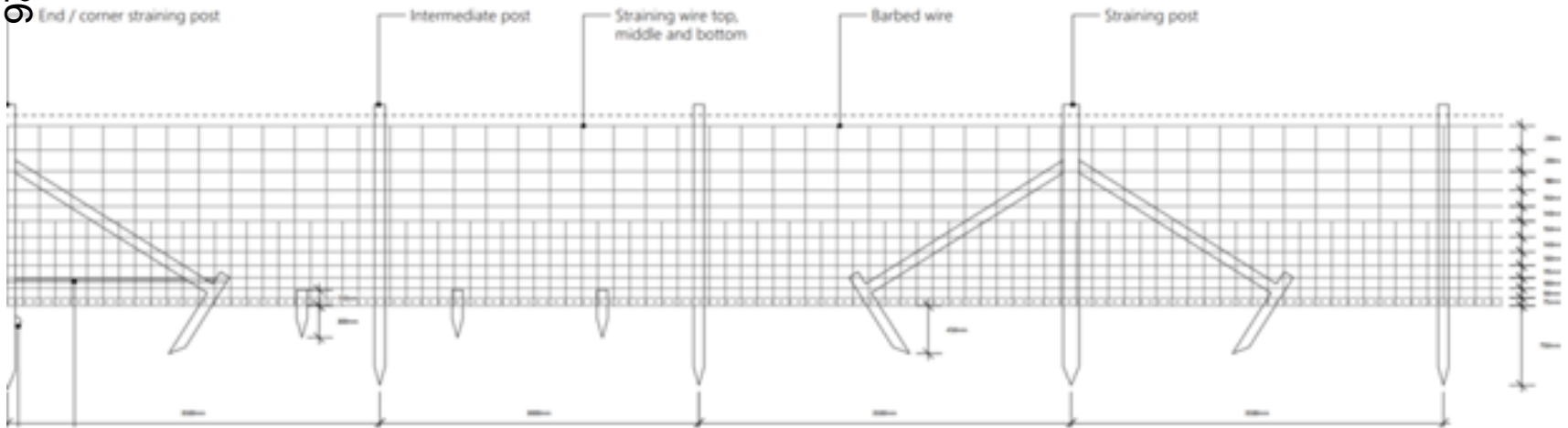


CROSS SECTION

Cross Section of Proposed Panels

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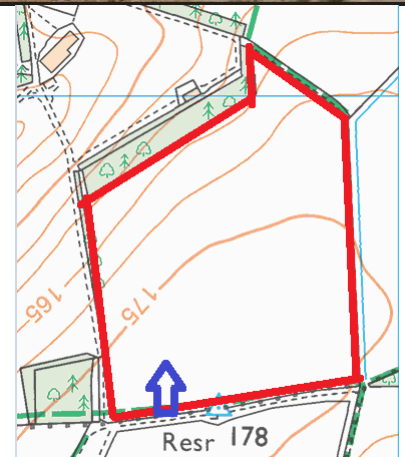
Deer Fence - 1.9m high
1:40 @ A3



Deer Fence detail



View from South West corner of application site on CHIT14 looking north along western boundary of the site



Panorama view from CHIT14 of application site



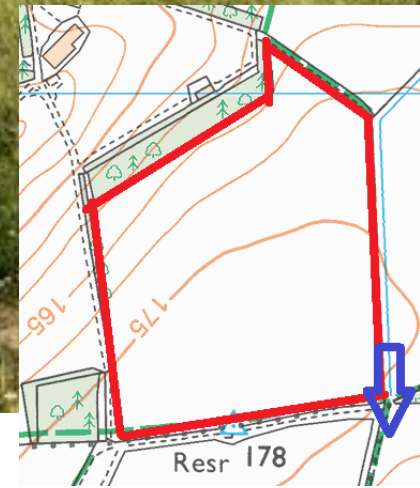
View from CHIT13/14 in south eastern corner of the application site looking west along CHIT14 with solar phase 3 on the left



View from CHIT13 in the south eastern corner of the application site looking north west towards northern boundary



View from and of CHIT13 in south eastern corner of the application site looking north along eastern boundary



View from WYLY1 looking south with Phase 3 to the right with the anaerobic facility in the woodland behind



Panorama view from CHIT13/14 in south eastern corner of the site looking at phase 3 (left) and application site (right)



View From CHIT13 looking north towards B390 with Chitterne (out of view) to the left and in valley



View from CHIT13 looking at northern boundary of the site – this is where the new woodland planting would be located to link with existing woodland in the foreground

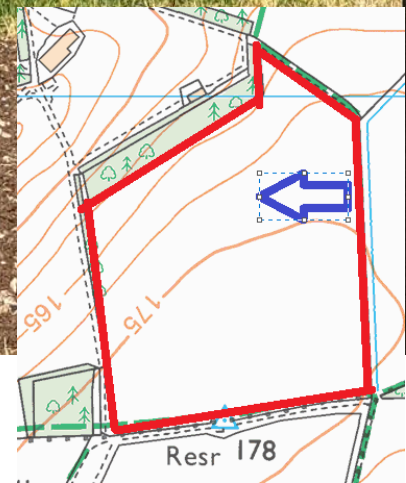


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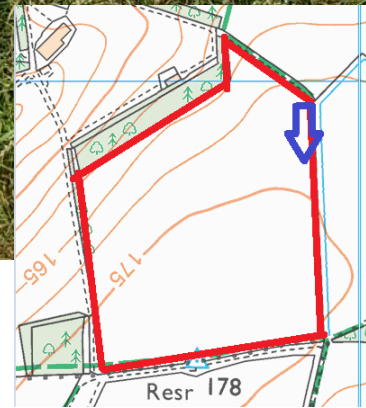
View from CHIT13 at northern end of site looking towards All Saints and St Mary's Church and Manor Farm – approximately 1.1km away



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View from CHIT13 at eastern boundary of application site looking west.



View from CHIT13 north eastern boundary looking south
(application site on right)



Broad extent of the application site

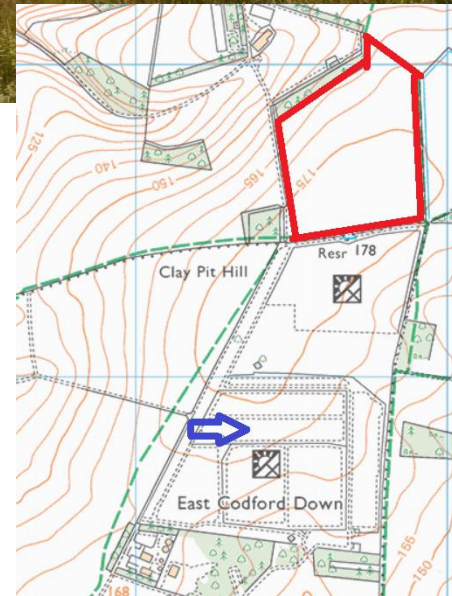
Google Street view image from (blue arrow) on the
B390



The bund under construction in August 2023



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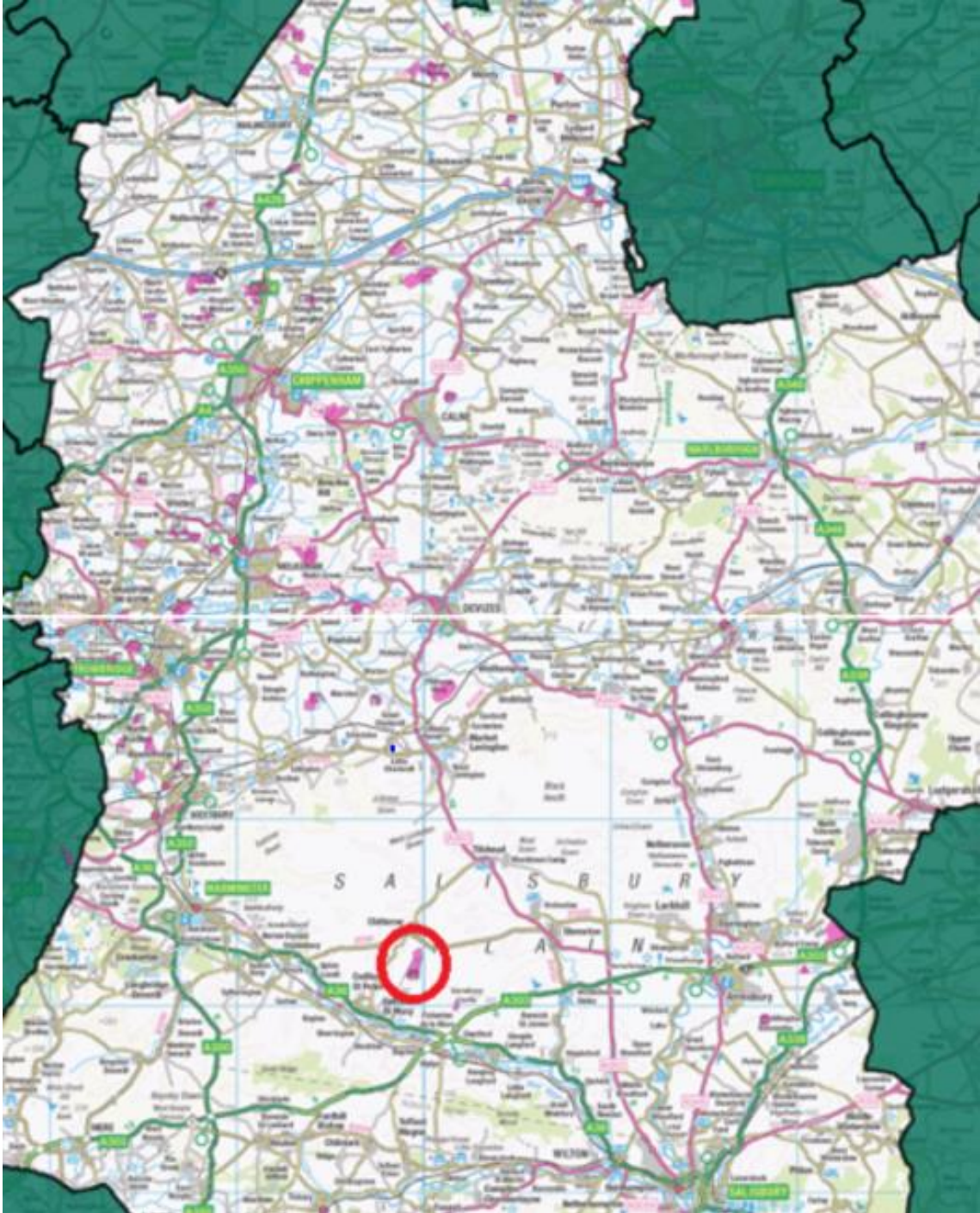


Panorama view from top of bund looking at application site (far left), phase 1 (front) and glasshouses (right)



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Example of 'whips' landscaping on Phase 3 – photo dated August 2023



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Update / Addendum to the report for PL/2022/08186 - The Stables, Mapperton Hill, Mere, Warminster, Wilts, BA12 6LH

The approach to monitoring pitch permissions has now been simplified and any pitches granted planning permission will be counted towards supply. The review took place after we sent you our response to this application consultation in 2022, and considers the feedback from appeal Inspectors received. The general position taken by the Inspectorate was that any permission will improve supply in view of extant need, and the lack of site allocations in adopted plans.

We published a new 2024 based GTAA on our website on Thursday, which informs the draft DPD which will be considered by [Cabinet on 15 July](#) when they will decide whether to recommend to full Council that consultation is undertaken from August to October under Regulation 19 (pre-submission). Monitoring starts afresh with the GTAA base date being 1 April 2024.

https://www.wiltshire.gov.uk/media/13603/Wiltshire-Gypsy-and-Traveller-Accommodation-Assessment-GTAA-July-2024/pdf/Wiltshire_Gypsy_and_Traveller_Accommodation_Assessment_GTAA_Final_Report_July_2024.pdf?m=1720102837390

You might wish to amend your report to reflect this new evidence for sake of completion. I understand that the application is for travellers that meet the PPTS Annex 1 definition. For households that meet the planning definition the GTAA identifies a need for 188 pitches from 2024-38. For the first five years, a need of 135 pitches is identified (Figure 2). The assessment does not identify an onsite need at the application site. The Plan takes a more nuanced approach to the need arising in the first five years and excludes teenage need from the full pitch requirement resulting in an 81 pitch requirement for 2024-29. Section 3 of the Plan explains this in more detail and the approach to meeting teenage accommodation need.

I should advise that the Plan is still at an early stage in the process and therefore carries very limited weight in decision taking. The Plan anticipates that additional windfall permissions will be required to improve supply which is hovering around five years

taking into account the proposed allocations and permissions granted since 1 April 2024. See Tables 3 and 4 in the document and also para 3.23.

Henning Totz, Senior Planning Officer leading on the preparation of the Gypsy and Traveller DPD