

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 26 MAY 2022 AT WESSEX ROOM - THE CORN EXCHANGE, MARKET PLACE, DEVIZES, SN10 1HS.

Present:

Cllr Philip Whitehead (Chairman), Cllr Paul Oatway QPM (Vice-Chairman), Cllr Dr Brian Mathew, Cllr Kelvin Nash, Cllr Tony Pickernell and Cllr Iain Wallis

Also Present:

Cllr Dominic Muns

22. **Apologies**

Apologies were received from Cllr Sam Pearce-Kearney and Cllr Stuart Wheeler.

23. **Minutes of the Previous Meeting**

The minutes of the meeting held on 24 March 2022 were presented for consideration.

Resolved:

To approve and sign the minutes as a true and correct record.

24. **Declarations of Interest**

There were no declarations of interest.

25. **Chairman's Announcements**

There were no Chairman's announcements.

26. **Public Participation**

The Chairman detailed the procedure for the meeting and the procedures for public participation which were set out at item 5 of the agenda.

27. **Planning Appeals and Updates**

Resolved:

To note the report on completed and pending appeals.

28. **Planning Applications**

The following planning application was considered:

29. **PL/2021/09496 - Land at Dauntsey's School, West Lavington**

Public Participation:

- Peter Storey – spoke in objection to the application
- Philip Richardson – spoke in objection to the application
- Mark Lascelles – Head Teacher - spoke in support of the application
- Brett Farmery – Highways Consultant - spoke in support of the application
- Cat White – Turley Planning - spoke in support of the application
- Julia Ford, West Lavington Parish Council – spoke in objection to the application

Ruaridh O'Donoghue, Senior Conservation/Planning Officer introduced the addendum report and reminded the Committee that the planning application had been deferred at its last meeting on 24 March 2022 for additional highways information, which included the highways impacts associated with the development. The addendum report recommended that planning permission be approved, for reasons detailed in the report, for the development of a coach, mini-bus and taxi drop-off / pick up area and associated infrastructure.

The officer advised that the main issues to be considered by the Committee related to whether the proposal would have a negative effect upon highway safety including if there is sufficient parking for the proposed development and what the fallback position is. All other issues raised in the previous report remained the same and these were detailed in the appendix to the addendum.

The Committee noted that currently 14 vehicles entered the school through the main drive and exited onto the B3098 with the majority routing back to the A360 High Street as the B3098 would not be suitable for use by coaches due to the inadequate carriageway width to enable two coaches to pass side by side. In the opinion of the Local Highway Authority the proposed additional movements on the A360 would not have a negative impact on other users. In addition, the officer commented on the school's fallback position, in that the proposal does not constitute a change of use, and the existing hardstanding could be replaced without the need for planning permission.

The officer explained that his conclusion is that the scheme is considered to accord with the development plan policy and is acceptable, therefore planning permission is recommended subject to the conditions set out below.

The report detailed the additional responses to the further information supplied in respect of the highway impacts.

In response to technical questions asked by the Committee, the officer confirmed that only one minibus turns left onto the B3098 from the school, whilst all other coaches/midi coaches / minibuses turn right and route back to the A360; officers are unable to insist on mature planting on site by the applicant; the lighting condition allows for an agreed lux level, allowing the school to function and have minimum impact on local residents and detail about turning vehicle engine and lights off when stationary would be included in the Travel Plan.

Members of the public then had the opportunity to present their views, as detailed above.

The unitary division member, Cllr Dominic Muns spoke on the application. Cllr Muns indicated that he supported the schools drive to improve the safety of all users of the site, although he had concerns about the increase in coaches using the A360, other highway and environmental impacts associated with the development. He further referred to the additional highways comments and indicated that he was not convinced about the safety of the proposals, especially for the users of the crossing in the vicinity of the school.

In response to issues raised during public participation and the Unitary Member statement, the planning officer explained that in relation to queries about the proposals generating additional air pollution, there would be no increase in vehicle movements entering or exiting the school site; coaches would not impact traffic flows on the A360; there were no heritage issues arising from the application and no impact on future planning applications; users of the school site during match days would be made aware of the conditions detailed in the Travel Plan; there was no collision history on the pedestrian crossing on the A360 in the vicinity of the school and options to upgrade the crossing could not be justified due to the lack of collision history.

So that the Committee had something to debate the Chairman proposed a motion to approve the application, with reasons detailed at pages 63-66 of the agenda, as per the officer recommendations.

A debate followed where Members commented on the parking plan detailed in the report and suggested that smaller vehicles could exit the school site via the rear exit onto the B3098. The Chairman reminded members that this suggestion could not be considered further as it was not part of the planning application. The Travel Plan would remain flexible to allow for additional issues to be included in the Plan as it evolved over time. Officers confirmed the current vehicle movements once they had exited the school site. The new exit would have a sufficient splay in order to allow vehicle operators appropriate visuals. The environmental impact was still a concern to some members of the Committee. One member welcomed the new application for the improvements to vehicle movements around the school site.

At the conclusion of the debate, it was

Resolved:

That Planning Permission is granted 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 documents:**

- **Dwg Ref: 2008-2822 C Design & Access Statement**
- **Dwg Ref: 2001 C Location Plan**
- **Dwg Ref: 2100 H Proposed Site Plan**
- **Dwg Ref: 2 200 A Site Section A - Existing and Proposed**
- **Dwg Ref: 2 201 A Site Section B - Existing and Proposed**
- **Dwg Ref: 2 202 A Site Section C - Existing and Proposed**
- **Dwg Ref: 2 203 A Site Section D - Existing and Proposed**
- **Dwg Ref: 7310/02 Rev E Engineering Layout**
- **Dwg Ref: Figure 1 001 Ecological Parameters Plan**

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

3. **Prior to the commencement of development, an updated Biodiversity Net Gain (BNG) calculation will be carried out, based on the final layout of the site. Submission of the unlocked Biodiversity Metric spreadsheet used to calculate BNG is required (Biodiversity**

Metric 3.0), accompanied by site maps referencing the current measured habitats within the site and those proposed for BNG.

REASON:

In the interests of conserving biodiversity in accordance with paragraph 180 of the National Planning Policy Framework.

4. **No external lighting shall be installed on-site until plans showing:**
 1. **the type of light appliance;**
 2. **the height and position of fitting;**

3. illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication "The Reduction of Obtrusive Light" Guidance Note 01/21 (reference GN01/21);
4. a lux plot demonstrating that a level of 0.5Lux (unless an alternative lux level is agreed with the local planning authority in writing) can be achieved at the edges of features with potential function for wildlife;
5. the operational times of the lighting.

have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and maintained in accordance with the approved details, shall not be varied in design and no additional external lighting shall be installed without prior written consent of the LPA.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site in the interests of conserving biodiversity.

5. The development hereby approved shall be carried out in accordance with the surface water drainage strategy Issue 1 by Cole Easdon Consultants Limited and dated September 2021.

REASON: To ensure that the development can be adequately drained in accordance with paragraph 167 of the National Planning Policy Framework.

6. All soft landscaping comprised in the approved details of landscaping (Dwg No. 2100 G) shall be carried out in the first planting and seeding season following 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. The development hereby approved shall be carried out in full accordance with the Arboricultural Method Statement by Assured Trees Arboricultural Consultancy and dated 7th September 2021.

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 or post construction works taking place 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.

8. Prior to the first use of the development hereby approved the Council shall be provided with written evidence of the contract between the school and operator outlining the timing of operation of coaches to ensure that vehicles enter and leave at the same time, minimising conflicting vehicle movements. This should include agreement to ensure that engines are switched off promptly and headlights only used during the operation of the vehicles and not left on. The details of which shall be monitored and managed by the school via their travel plan and monitored by the Council's School Travel Plan co-ordinator.

REASON: In the interests of the amenity of the highway users.

9. Prior to first use of the development hereby approved the displaced parking shall be replaced within the site as per the submitted details.

REASON: In the interests of the amenity of the highway users.

Informatives: (1)

The granting of planning permission does not entitle a developer to obstruct the legal line of a public right of way. It cannot be assumed that because planning permission has been granted that an order for the diversion or extinguishment of the right of way will invariably be made or confirmed. The right of way must be kept open at all times until an order has been confirmed and the alternative path has been certified by Wiltshire Council.

30. **Urgent items**

There were no urgent items.

(Duration of meeting: 3.00 - 4.00 pm)

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