

Northern Area Planning Committee

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 17 JULY 2024 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Chuck Berry (Chairman), Cllr Howard Greenman (Vice-Chairman), Cllr Gavin Grant, Cllr Jacqui Lay, Cllr Nic Puntis, Cllr Mike Sankey, Cllr Martin Smith, Cllr Elizabeth Threlfall, Cllr Clare Cape (Substitute) and Cllr Ruth Hopkinson (Substitute)

49 **Apologies**

Apologies were received from:

Cllr Dr Brian Mathew (substituted by Cllr Ruth Hopkinson)
Cllr David Bowler (Substituted by Cllr Clare Cape)

50 **Minutes of the Previous Meeting**

The minutes of the last meeting of the Committee held on 19 June 2024 were considered for approval by the committee.

Resolved

To approve the minutes of the previous meeting held on 19 June 2024 as a true and correct record.

51 **Declarations of Interest**

There were no declarations of interest.

52 **Chairman's Announcements**

There were no Chairman's announcements.

53 **Public Participation**

The Chairman explained the rules of public participation and the procedure to be followed at the meeting.

There were no statements or questions submitted.

54 **Planning Appeals and Updates**

The Chairman invited Adrian Walker, Development Management Team Leader, to update the Committee on the pending and determined appeals as per the appeals report included within the Agenda Pack.

It was stated that an appeal had been made for application PL/2022/02824.

It was confirmed that an appeal for application PL/2023/08833 had been dismissed.

Following which, it was:

Resolved:

The Committee noted the appeals report for the period 7 June 2024 to 5 July 2024.

55 **PL/2022/09258: Minety Substation, Minety, Wiltshire, SN16 9DX**

Public Participation

Aileene Smith spoke in support of the application.

Officers from the Development Management Area Team introduced the report which recommended that the Committee approve planning permission, subject to conditions, for the extension of an existing substation comprising installation of 400/132kV transformer, 3no. 400/33kV transformers, circuit breakers, construction of retaining wall and 33kV switch room, formation of access road, culverting of watercourse, erection of fencing and associated works.

The Committee was reminded that it had voted to defer the application pending the submission of further documentation and information to be provided by the applicant that Members had felt was necessary to make an informed decision. The original key considerations included:

- Scale of development
- Design
- Environmental/highway impact

Members of the Committee then had the opportunity to ask technical questions to the officer.

The following was clarified:

- The Landscape Officer had not removed their objection.
- Conditions around Trees and TPOs, including that more than the typical 5

Years could be proposed.

Members of the public then had the opportunity to present their views to the committee as detailed above. The local member, Cllr Elizabeth Threlfall, also spoke to the application.

A debate followed where Councillors thanked applicants for their reintroduced, comprehensive application that alleviated the majority of concerns Councillors had expressed in the initial deferred application. Concerns around biodiversity were particularly noted to have been alleviated by the quality of work done by the applicant and Wiltshire Council officers.

During debate, a motion to approve the application in accordance with officer recommendations was moved by Cllr Elizabeth Threlfall and seconded by Cllr Nic Puntis.

RESOLVED: To approve in accordance with officer recommendation subject to conditions listed in the Committee Report with the changes to the wordings of Condition 2, 7, 8 and 9.

Condition 2 shall read:

Approved plans:

The development hereby permitted shall be carried out in accordance with the details shown

in the following approved plans:

- **Drawing. Location Plan PDD-101488-LAY-300 Rev 9**
- **Drawing. Proposed Layout Plan PDD-101488-LAY-302 Rev 5**
- **Drawing. Proposed Sections PDD-101488-ELE-303 Rev 3 Sheet 1 of 2**
- **Drawing. Proposed Sections PDD-101488-ELE-303 Rev 3 Sheet 2 of 2**
- **Drawing. Proposed Switchgear Room Plan and Elevation PDD-101488-ELE-304**
- **Drawing. Ancient Woodland Buffer Zone Layout PDD-101488-LAY-315-REV-0**
- **Minety 400kV substation Extension, Wiltshire. Biodiversity Net Gain (BNG) Report.**

Document Reference: 9236.007. (The Environment Dimension Partnership, 5th July 2023, revised on 31st May 2024).

- **Minety Substation Extension Minety, Wiltshire Dormouse Mitigation Strategy. Document Ref: 9236.005. (The Environment Dimension Partnership, June 2024).**
- **Habitat Impact. Drawing Number: G9236.015D. (The Environment Dimension Partnership, 11/08/2022).**
- **Figure E3. Specification for Mitigation/ Compensation. Drawing Number:**

G9236.021D.1 (The Environment Dimension Partnership, 22/03/2023).
▪ **Figure E3. Specification for Mitigation/ Compensation. Drawing Number: G9236.021D.2 (The Environment Dimension Partnership, 22/03/2023).**

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

Condition 7 shall read:

Scheme for the delivery of woodland mitigation and compensation measures

No demolition, site clearance, development shall commence on site until a scheme for the delivery of all the woodland mitigation and compensation measures (on-site and off-site) as detailed in the following documents have been submitted to and approved in writing by the local planning authority:

- **Minety 400kV substation Extension, Wiltshire. Biodiversity Net Gain (BNG) Report. Document Reference: 9236.007. (The Environment Dimension Partnership, 5th July 2023, revised on 31st May 2024).**
- **Minety Substation Extension Minety, Wiltshire Dormouse Mitigation Strategy. Document Ref: 9236.005. (The Environment Dimension Partnership, June 2024).**
- **Habitat Impact. Drawing Number: G9236.015D. (The Environment Dimension Partnership, 11/08/2022).**
- **Figure E3. Specification for Mitigation/ Compensation. Drawing Number: G9236.021D.1 (The Environment Dimension Partnership, 22/03/2023).**
- **Figure E3. Specification for Mitigation/ Compensation. Drawing Number: G9236.021D.2 (The Environment Dimension Partnership, 22/03/2023).**

The scheme shall include how the mitigation and compensation land is managed and monitored in accordance with a Habitat Management and Monitoring Plan (HMMP) and secured for the lifetime of the development. Development shall be strictly carried out in accordance with the approved details.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Condition 8 shall read:

Habitat Management and Monitoring Plan

No demolition, site clearance, development shall commence on site, until a Habitat Management and Monitoring Plan (HMMP) has been submitted to and approved in writing by the local authority. For further information please refer to the guidance at: Understanding biodiversity net gain - GOV.UK

(www.gov.uk). Development shall be strictly carried out in accordance with the approved details.

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

Condition 9 shall read:

Landscaping Scheme

No development shall commence on site until a detailed scheme of hard and soft landscaping (on-site and off-site) has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- **a detailed planting specification showing all plant species, supply and planting sizes and planting densities;**
- **finished levels and contours;**
- **means of enclosure;**
- **all hard and soft surfacing materials;**
- **a detailed long term management plan of 10-15 years for the proposed soft landscaping and new trees planting, which shall include a commitment of the replanting of any trees which die.**

Development shall be strictly carried out in accordance with the approved details.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

56 Urgent Items

There were no urgent items.

(Duration of meeting: 14.00pm – 15.10pm)

The Officer who has produced these minutes is Max Hirst of Democratic Services, e-mail committee@wiltshire.gov.uk

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