

AGENDA SUPPLEMENT (1)

Meeting: Strategic Planning Committee
Online Meeting: [Access the online meeting here](#)
Date: Wednesday 13 May 2020
Time: 10.30 am

The Agenda for the above meeting was published on 4 May 2020. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Kieran Elliott, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718504 or email kieran.elliott@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

During the Covid-19 emergency situation the Committee is operating under revised procedures including in relation to public participation, as attached to this agenda.

The meeting will be available to view live via a Skype Broadcast Link as shown above. A public guide on how to access the meeting is included below.

[Public guidance for accessing meetings online is available here](#)

5 **Meeting Procedure and Public Participation** *(Pages 3 - 84)*

Public statements submitted for each planning application on the agenda are attached.

A presentation to be displayed during the meeting is attached.

This supplement was updated on the same date as publication to include a statement for Item 7 which was previously submitted before the deadline.

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Wiltshire Council

Strategic Planning Committee

13 May 2020

Public Statements Summary

In accordance with the procedure for the meeting as detailed in the agenda, for each item up to three statements in objection and up to three statements in support of an application will be read out at the meeting by the Democratic Services Officer. Statements should be no more than up to three minutes each. Statements on behalf of a relevant Parish Council will also be read out, for up to four minutes.

Below is a list of the statements that were submitted by the deadline of 5pm, two clear working days before the meeting. Update: A statement for Item 7 previously submitted before the deadline was included after initial publication.

Item and Application	Participant(s)	Objection/Support	Read Out at Meeting
Item 6 - 19/07824/WCM	Dr David W Lynn and Mr Philip E Green	Objection	Yes
Item 6 - 19/07824/WCM	Robert and Jo Pegg	Objection	Yes
Item 6 - 19/07824/WCM	Sue and Mark Maidment	Objection	Yes
Item 6 - 19/07824/WCM	Derrick Elliott	Objection	No
Item 6 - 19/07824/WCM	Matthew Hawker	Support	Yes
Item 6 - 19/07824/WCM	Nicholas Johnston	Support	Yes
Item 6 - 19/07824/WCM	Christopher Bean	Support	Yes
Item 7 - 19/11524/DP3	Harriet James	Objection	Yes
Item 8 - 19/09862/VAR	Peter Claydon	Objection	Yes
Item 8 - 19/09862/VAR	Dr Roger M Sherwin	Objection	Yes
Item 8 - 19/09862/VAR	Simon and Hilary Parsons	Objection	Yes
Item 8 - 19/09862/VAR	Phil Hedley	Objection	No
Item 8 - 19/09862/VAR	Keith Smith	Support	Yes
Item 8 - 19/09862/VAR	James Gammell	Support	Yes

Item 8 - 19/09862/VAR	Whiteparish Parish Council	Objection	Yes
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Item 6 – 19/07824/WCM - Land to the north of the Rudloe Water Treatment Works, Bath Road, Rudloe Firs, Corsham, Wiltshire, SN13 0PG

Construction of a new inclined mine entrance from the surface into the existing permitted mine workings, and the construction of ancillary surface facilities including new cutting shed/workshop, block storage area, alterations to existing vehicular access and landscaping

Public Statement – OBJECTION – Dr David W Lynn and Mr Philip E Green, Local residents, users of the A4 and local footpaths

- there is little support for this application. More than 490 individuals have signed an online petition opposing it
- the proposals offer no public benefit
- there are no economic benefits. Employment gains are neutral. The 10 staff posts planned for the Bradford Road new mine entrance will become the 10 posts at Rudloe Firs. Rescinding the Bradford Road permissions will mean there is no increase in production. The applicants say historic extraction rates will be maintained - 100 cubic metres per week
- this is not just a new mine entrance
- it is also a heavy industrial facility (factory) for cutting, processing and crushing stone at the surface. These activities were specifically prohibited when planning permission was granted for the new mine entrance at Bradford Road in January 2016
- the current proposals are not for a small development
- it is the size of three and a half Premier League football pitches
- this is not a sustainable development
- noisy, polluting, diesel fuelled HGVs, up to 15.5 metres long, will be used to transport the stone; heavy industrial cutting saws and crushers will be used at the surface. No carbon budget plans have been provided for the development's 25 year life cycle (construction, operations, decommissioning and restoration)
- this is clearly not an activity that sits comfortably on the proposed rural site which is currently farmed
- immediately adjacent to the Cotswolds AONB boundary, this heavy industrial activity will undoubtedly adversely affect the ambience (noise, artificial light, dust, traffic, pollution etc) within this part of the AONB
- little serious consideration is given to the resident and commuter bat population on the site, even though the applicant's documents recognise that it is of "Regional to National value" because of the proximity to important roosts in Special Areas of Conservation and Sites of Special Scientific Interest close by
- no mention is made of the Red Kites - a protected species - which have been sighted over the woodland at Rudloe Firs, with local reports of nesting sites within the woodland
- no vibration impact analysis has been carried out with regard to the heritage assets adjacent to the site, specifically Grade II listed buildings: Foxfire Lodge, Rudloe Cottage and Rudloe Manor
- the proposed site junction with the A4 Bath Road is not safe

- this a 50 mile per hour zone, on the brow of Box Hill, on a bend in the road and close to a dog-leg junction which crosses the A4 with a turning point in the middle of the road. Large (10 to 15 metres long), heavy, slow moving HGVs turning on to, and off of the busy and fast A4 will exacerbate what is already an unsafe stretch of road
- for these reasons this planning application must be turned down. Your decision, today, will impact both the lives of all of those who have expressed their opposition and the next generation of residents, users of the countryside and those who travel the A4.

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Public Statement – OBJECTION – Robert and Jo Pegg

Dear Committee Members

We seek your support in rejecting this planning application. 83 have objected with 60 supporting it.

Most of the supporters are mine employees and their relatives.

More than 490 have supported an online petition against the application.

The application is for a new mine entrance and heavy industrial works at Rudloe Firs, which adjoins an AONB.

My wife and I reside at Foxfire Lodge, a Grade 11 listed building, situated 80 metres from the proposed factory.

Despite assurances from the applicants team, we believe the affect on the ambience and Heritage afforded to our home will be catastrophic.

Unlike the approved site at Bradford Road where the cutting of stone was to be underground, it is proposed that the Rudloe Firs site would have a factory where the stone would be processed above ground.

There would be a noticeable increase in noise, dust, CO2, light and vibrations.

The flora and fauna will be badly affected, recently bats and kites have been flying over our garden believed to be nesting in the woods adjacent to the factory site.

Throughout the application they seek to assure that everything would be monitored and all would be kept within strict limits.

The concern would be - who would monitor these limits and what are the procedures if they are exceeded? Would there be external audits ?

Confusion exists over the traffic using the factory. The access design is based on 10.5 mtr vehicles and the site plan is for 15.5 mtr vehicles.

This needs to be clarified along with the number of vehicles, including customers vehicles, of which there is no mention, that would use the factory site on a daily basis.

The access to the site is positioned on a bend at the top of Box Hill onto the A4.

In the past, Planning for bungalows opposite the access was refused, because the traffic was too dangerous for vehicles from the bungalows to access the A4 at that point.

Also a road opposite the access was closed to through traffic for the same reason.

Is the production of the mine to remain at circa 100cmtr per week for the duration of the mine or is it expected to increase?

To date there is no:

- Carbon footprint for the 25yr life of the mine
- Environmental impact report.
- Tunnelling map
- Route maps for vehicles arriving and leaving the site
- Assessment on the affect that stone dust has on those in the
- local community who have serious health issues

This Application is not about meeting the National requirement for stone and providing increased opportunities for employment. These are met at the approved site at Bradford Road.

This is being driven purely for financial greed, with no consideration on the impact to wildlife, the community or ambience of the entire area.

Working above ground makes for a more efficient operation allowing the owners to achieve a better return on their investment.

The Applicant has a large organisation behind them costing hundreds of thousands of pounds, where we have only the Councillors to protect us.

We strongly oppose this application and implore you to reject the proposal for the sake of the beauty of the area and for future generations.

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Public Statement – OBJECTION – Sue and Mark Maidment

We strongly object to the above planning application the reasons being

1. Safety of the proposed tunnel

We own the land above where the mine tunnel will go. Yes we are fully aware that the applicant owns from 10 meters down but this doesn't stop our land from sinking into their mine, there has been NO Survey done on our land, seeing as we already have a place that has subsided down into the applicants mining area. The core samples that are included with this planning application has been copied and pasted from the previous application on another site.

2. The size/noise produced by the proposed works

The size of the proposed associated works is on the industrial level. And will change the outlook of the area as well as having a stone cutting area above ground and thus radiating noise all round. Even with insulation the noise from the cutting shed will still travel as will the reversing beepers of the trucks and mine working machinery.

3. The Entrance

The proposed entry/exit to the site is an accident waiting to happen, as its will be coming out/in from the fast busy A4 on the brow of the hill/blind corner. Seeing as the private road oboist was closed in the 1960's as through road to the Rudloe Estate it was deemed unsafe to exit/enter on to the A4 back then, And when 90% of all the letters of objection raises the concerns of the road safety this should raise real concerns.

4. Loss of peaceful wood

This wood will never be the same again. It is used by the locals for walks exploring and watching wildlife and has a drinking water pumping station located in it as well. If planning goes ahead this walking area will be lost for ever as the road through to the site cuts the wood in half and with Lorries and traffic using it will not be the peaceful wood land it is.

5. Points to take in to account

Remember that both Box and Corsham Councils have objected to this application. That the applicant has already got planning passed for a mine entrance into this mine already on a much safe site with far less concerns for the site and letters of objections and is situated off a much quieter B road.

Summing up

We ask the councillors to think very hard before allowing this industrial stone mining operation to go ahead, ask them to remember that it is situated on the boundary of the area of outstanding natural beauty, in what is now a peaceful area where you can sit with your door open and just hear birds singing. It will be built on what is now a crop growing field (green site), the access/exit entrance is through a peaceful wood as well as on to a very busy A4 road on the brow of a hill/blind corner in a 50mph zone no matter what signage won't cure that, 90% of the letter of objection site or say road safety is a real concern

It's a real shame that with the corona virus that this meeting is going to be held via links as it doesn't allow the councillor to actual see the members of the public, to be able to sense their feelings and hear from them the real concerns that they have over this application.

So please think carefully about the decisions you make that will affect so many people on all different levels and that you will create an entrance on to a very busy A road which will be an accident waiting to happen.

Thank you

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Public Statement – OBJECTION – Derrick Elliott

CONCENTRATING ON HEALTH AND SAFETY ISSUES.....

Rule 166 of the HIGHWAY CODE, which motorists should abide by, clearly states 'not to overtake on a bend, nor on the brow of a hill'.

The proposed location of the site includes both criteria, on entrance and exit. Myself and others have often witnessed motorbikes and cars overtaking on this stretch of the road. So, why would any Council consider an application which could EASILY IMPACT (I REPEAT IMPACT) a hazard?

May I respectfully remind the Council that 15 or 20 years ago, a planning application for three houses opposite, in the field owned by the owners of the B & B HAWKSTONE, was rejected for that very reason. An entrance off from the A4 would be considered a ROAD HAZARD!

SO, What is the difference now?

The road hasn't changed; the Private Road opposite was blocked off from the estate at Rudloe for safety reasons. WHAT HAS CHANGED is the increased volume of traffic that uses the A4 and that would accordingly pass by the proposed point.....

In the same degree, dozens of local residents are clearly saying, that in addition to noise, dust, wildlife issues, it would be extremely dangerous, and could have serious consequences to have Industrial Turning vehicles (HGC's) operating, on and off the A4 from the proposed point.

The residents know the area thoroughly as it is used on a daily basis by many, and by many over years; unlike many of the supporters to this development, who do not live in the area, but have a vested interest, but no knowledge, of the implications that could arise.....ACCIDENTS JUST WAITING TO HAPPEN!

May I remind us all here that all BLUE LIGHT EMERGENCY VEHICLES operate along the A4 24/7 in both directions. These vehicles do not slow down for any sign erected saying ' Caution, SLOW VEHICLES TURNING'. They rely on the motorist to pull over so they may proceed to save lives or respond to incidents in the fastest lane possible; they overtake in either direction, in the safest manner, in order to 'do

their job'. To come face to face with a stone laden lorry pulling out of or entering, or in the middle of the road.....the outcome is unthinkable!

I finish my objection to this proposal by saying to all Councillors, that some times in life we have to think and make decisions on matters WITH OUR HEART as well as OUR HEAD!!

I strongly urge Councillors to not be swayed by others, or by the reams of facts and figures portrayed and deemed acceptable.....

This is not a Corner Shop Development. IT IS A MAJOR PLANNING APPLICATION IN ALL ASPECTS that has far too many foreseeable dire consequences for the road users and the area.

In raising my objections to his planning application, may I say, although WARDELL-ARMSTRONG consider they have covered all the necessary details in the realms of the submitted literature, there appears to e some ambiguities which I am sure will be further discussed.

My Observation: is that they often use the term ADVERSE in reference to magnitude of impact or significance of impact.....e.g MAIN ENTRANCE ROAD: SLIGHT/MODERATE 'ADVERSE' and PUBLIC RIGHT OF WAY: MODERATE 'ADVERSE.

IN MY OPINION and the dictionary indicates, the definition of ADVERSE IS, HARMFUL, UNFAVOURABLE, PREVENTING SUCCESS OR DEVELOPMENT.....(Considering the location, it might be suggested that the 'word' MODERATE to be very much an understatement!)

Thank you

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Public Statement – SUPPORT – Matthew Hawker, Director Bath Stone Group and Mine Manager

Dear Chairman, Vice-Chairman and Members of the Committee

I am the Mining Director for the Bath Stone Group Ltd and the Mine Manager for Stoke Hill Mine at Limpley Stoke, Nr Bath.

I have been mining Bath stone seams for approximately 22 years and started working underground as a trainee miner. I learned how to cut the faces, support the roof, ventilate the roadways and plan the careful extraction of mineral in a pillar and stall mine. Over the years I was promoted to a Command Supervisor, Deputy Manager and then Mine Manager. A role I have continued to undertake whilst being made a Company Director in 2008. For many years I was a member of the local mines rescue response team so I have a full and rounded understanding of the roles and responsibilities required for the proper running of a mine.

The Bath Stone Group is made up of a team of skilled men and women who understand that to be safe and successful all that we do has to be undertaken to the highest possible standard. It's a very easy statement to write and an extremely challenging one to implement on a consistent basis. However, I genuinely believe that our shared ethic is one of trying to do our best each and every day. Shortcuts are not considered let alone taken, it is not the way we work.

The mine at Stoke Hill has been in operation for centuries and our business started there in 1982. Our neighbours are immediate, much closer than at the application site. The boundary garden wall of my closest neighbour at Limpley Stoke is approximately 6.5 meters from the car park entrance of the mine. I and we work closely with those that share our workspace so that any perceived issue no matter how small can be addressed promptly and effectively. We are not in the business of upsetting our neighbours in a quiet village. Conflict is time consuming, expensive and detracts from what we set out to do, namely to mine in a careful, controlled and planned manner with due regard to residents and our colleagues.

The operation at the proposed new entrance will be undertaken in exactly the same way as we currently work. Vehicle movements will be low and the work undertaken in a normal working shift. Noise and dust will be minimised to as low as is possible and in any case will not affect residents due to the sheltered and removed nature of the site.

The forming of the inclined tunnel will utilise equipment we already use successfully to slowly cut our way into the existing mine workings. The tunnel will be supported to a qualified and proven design with steel bolts, straps and mesh each 1.2m of advance, the long-term stability of this tunnel is of paramount importance and so will be undertaken to a high standard.

Once we meet with the current workings, we will then set out the planned design of extraction again to qualified design. Auditing and checks by our team, external consultants and Her Majesties Inspectorate of Mines will be regular and ongoing.

At all times my team and I will be available to anyone who requires help, assistance or just to answer questions. We are not a distant corporate entity but a local organisation that will work with people to a common aim. My contact details will be made available to all residents and I can promise that any query that anyone may have will be investigated and answered without delay.

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Public Statement – SUPPORT – Nicholas Johnston, Director Bath Stone Group

Dear Chairman and Members of the Committee,

I write to you, as a director of and the principal shareholder in Bath Stone Group, in support of the above application, heard in Committee today in an unprecedented manner and at an unprecedented time. The effects and aftermath of COVID-19 will leave many different trails of devastation but it is undeniable that one of the greatest consequences will be felt by small companies and the employees of those companies, many of which are already bruised and battered by the gnawing uncertainty of (now) four years of Brexit deliberation.

The Bath Stone Group, with our mines at Stoke Hill and Hartham, are no different from many of these companies based in your County. Whilst Matthew Hawker leads the business and its skilled team of mine workers to the very best of his considerable ability and expertise, the last few years have not been easy. If this application was being heard in the conventional way, there may have been a dozen mineworkers sat in the Committee Room, hoping for your support to this application so that it raised the prospect of additional work for them and additional security for their nervous families. Indeed, for the extensive local and national network of stone masons and dedicated heritage building firms, ensuring the continued availability of our famed Hartham Park Bath stone also gives them some additional security too. There are many positive, lasting trickle down effects into the high quality construction and restoration industry, from your decision on Wednesday.

As your Case Officer has already noted in his report, this is not a wholly new application as such. The mineral below the surface already has a long standing planning permission for extraction. The previous owner of the Hartham reserve, Hanson PLC, gained a planning permission in 2016 for a new adit to access the reserve in a site off the Bradford upon Avon Road. This application merely seeks to re-locate that same adit to a more discrete and appropriate site, further away from neighbouring residential properties, on the A4 Bath road (and thus transferring the proposed HGV movements to a more suitable A road).

This application has been meticulously scrutinised by your minerals team and many small but important details have been considered, and re-considered, to ensure that the application presented to you today minimises all the disbenefits of such a mineral activity and maximises the benefits. Having taken the time to consider this

application so carefully through the consultation process, we hope you will be able to follow your Case Officers carefully considered recommendation to approve this application in your first virtual Committee meeting, and thereby give continuity to a historic and valuable Wiltshire mineral reserve whilst also giving a terrific team of local employees the support and encouragement to keep working safely and with enthusiasm as we all seek to adapt and recover to this awful pandemic. Your support on Wednesday will show that Wiltshire County Council supports its local business and its local employees when they need it most.

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Public Statement – SUPPORT – Chris Bean, Planning Consultant, Wardell Armstrong

Dear Chairman and Members of the Committee

My name is Christopher Bean, Planning consultant at Wardell Armstrong, a full-service British technical mining, planning and environmental consultancy with global expertise in the whole mine life cycle

We act on behalf of The Bath Stone Company in respect of the above application and appreciate the time and assistance that your officers have given in working closely with us to refine the proposal and address concerns raised by local residents.

Hartham Park Quarry has a long-established underground mine for Bath stone and benefits from a full planning permission. Granting this permission would provide a new mine entrance sitting right at the heart of the mineral area. This will be much more efficient location for the entrance as less movements will be required to raise the block stone to the surface. It will allow the existing permission for a mine entrance off Bradford Road to be rescinded.

In terms of traffic numbers, we have confirmed that the proposal would result in only 12 HGV movements per day as a maximum (6 'in' and 6 'out').

Non-HGV's would be limited to around 14 per day.

The proposal is for direct access from the site on to the A4 – which is a designated strategic lorry route, designed and intended for HGVs. Unlike the Bradford Road site, this route has the capacity to accommodate the traffic the development would generate.

We have clarified how we would manage and control HGV movements, a system which Bath Stone Company already operates at other sites.

Our application includes a full survey of trees and includes methods to ensure their retention, maintaining the character of the area, whilst also providing additional hedge and tree planting to the site boundaries.

The site would operate between 07:00 – 17:30 Monday to Friday and 07:00 – 13:00 Saturday. Our noise assessment has demonstrated that the operations proposed at the site would not have a harmful impact on residents. We have worked with your

officers to include additional measures to ensure noise is controlled including noise attenuation to the stone processing building and fencing to the boundaries to provide additional protection.

The development will help to sustain jobs on the site for the duration of the operations and wider economic benefits associated with the mine, including local network of masonry works in the local area, which may receive a proportion of the stone produced at Hartham Park Mine.

A continuing supply of Bath stone for new building and renovation purposes is important nationally and locally. Mining of Bath Stone is important in the supply of refurbishment materials to sites of national and world heritage and the approval of this planning application would enable these important uses to continue.

These proposals are supported by policies within the National Planning Policy framework, Wiltshire Core Strategy and the Corsham Neighbourhood Plan and we therefore hope that you will be able to support the application today in line with your officers recommendation.

**Item 7 – 19/11524/DP3 - Wiltshire Council Depot Furnax Lane Warminster BA12
8PE**

Redevelopment of the existing highway depot. Proposed 4000T salt store, 8no. vehicle bays and welfare facilities and external storage areas.

Public Statement – OBJECTION – Harriet James

This is a request to Wiltshire Council to give greater weight to **conserving biodiversity as a material consideration** when assessing the impact of a development on ecology and landscape.

The NPPF states that biodiversity should be conserved and enhanced. Removing mature trees and replacing them with new planting means the multiple species and food chains that depended on that habitat (from invertebrates to birds and mammals) are completely removed. There then follows a **biodiversity gap of many years before the richness of biodiversity is restored.**

Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on local authorities to conserve biodiversity.

The officer's report para 9.3 states that replacing circa 28 trees with 40 new ones and new hedgerows is considered to be a net gain to biodiversity. There is no evidence for this and it is not clear how 'net gain' is 'considered' and by whom in Wiltshire Council. I would ask you to listen to Dr. Mantle from Wiltshire Wildlife Trust who came to Full Council on 25th February to ask you to address the ecological emergency which we are facing.

This is how the site looked:





Most of the trees and hedgerows on site were cut down at the end of February, leaving only a few trees on the margins of the site:



Unnecessary removal of a Rookery

As Mr Nicklin's representation says, **there had been a rookery on site for many years**. This was in trees on the margin of the site next to Sydenhams and so was **needlessly removed**. These trees could have provided screening as the arboriculturalist's report had stated that these groups of trees were of good enough quality to be retained for screening.

Local people witnessed the rooks nesting before the trees were cut down.



19th February 2020





21st February. **The trees that had nests have all been removed.**

Pre-app advice

The pre-app advice from the Head of Development Management in January 2019 states that the Council had concerns with the impact of this development on trees and ecology.

He mentioned the loss of mature trees in relation to the loss of amenity value, but not in terms of biodiversity loss.

He said that the external lighting for the site had implications in terms of bats.

The Council's tree officer said that the trees on the site were neglected but had some wildlife value.

The arboricultural report listed individual trees and groups of trees which were in good condition and which could be retained. These included a bastard service tree, a goat willow, a field maple and two whitebeams, all more than 20 years old. The arboricultural report said the goat willow was a possible veteran tree and had 'considerable dimension' for its species. All these trees were removed even though **several of them were beyond the planned building line which could in any case have been adjusted.**



Goat willow cut down

Ecological Assessment

The Ecological Assessment found that there were **8 species of bat** using the site either to roost, forage or commute. The species included Lesser and Great Horseshoe bats.

All bats are 'species of principal importance' but horseshoe bats are specially protected under UK and EU law. **Removing their entire habitat on site makes a mockery of providing a replacement roost and putting up a couple of bat boxes as 'mitigation'.**

In her belated response (written on 9th March, **after** the trees had been cut down) the Council's ecologist 'the site offers a low level of functionality for biodiversity, although the bungalow (due for demolition as part of the proposal) does support four species of roosting bats, all fairly common species'. These four species may be 'fairly common' but they and their habitats are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. **Lesser and Greater Horseshoes are Annex II species of bat which are rare and are on the ICUN red list of threatened species.**

External consultees?

No external consultees are listed amongst the planning documents.

Surely the Environment Agency and Wessex Water should have been consulted on the potential for a salt depot to pollute nearby watercourses from the site which is permeable and low lying?

Why were Natural England not consultees on the bats?

Officer's Summary of Objections

The officer's summary does not include the following objections which appear in the responses from the public:

1. Why could the proposed extended depot not have been planned in a sensitive way to accommodate the trees and the creatures that lived in and around them?
2. The loss of more than 20 mature trees many of which house a Rookery that has been in residence for more than 25 years
3. The council have contravened Schedule 2 of the Conservation of Species and Habitats Regulations 2017 and section 40 of the National Environmental and Rural Communities Act 2006.
4. There were no external consultees such as Natural England, Wessex Water or the Environment Agency even though site has the potential to pollute local water courses with salt.
5. Why are WC contracting tree surgeons who do not seem to be members of the Arboricultural Association which ensures best and legal practice amongst their members?
6. Did Wiltshire Council have a Forestry Commission felling licence? Judging by the huge pile of logs and chippings far more than the permitted 5m cubed of timber was removed.

I would like to request that the Council impose and enforce conditions on lighting to avoid further impact on bats which are clearly roosting and foraging in the area. Please consider providing a replacement pond for the one in the middle of the site.

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Item 8 – 19/09862/VAR- Tricky’s Paddock, Brickworth Road, Whiteparish, Wiltshire, SP5 2QG

Variation of Condition 3 of Planning Approval 18/09609/VAR to allow an additional pitch and changes to the existing pitch to include for each pitch a static mobile home, a family dayroom and tourer for a family member with associated treatment plant.

Public Statement – OBJECTION – Peter Claydon, Whiteparish

Dear Strategic Planning Committee Members,

In common with Whiteparish Parish Council and many residents I have repeatedly objected to the various applications for development of or variations to conditions at this site since 2008. My earlier objections were submitted by me as the Chairman of the Southern Area Group of the Wiltshire CPRE.

It is very important for the Committee members to fully appreciate the detailed reasons that objections have been raised against development of Trickey’s Paddock since 2008. In spite of the various Wiltshire Planning Department decisions, together with Planning Inspectorate decisions, there has been a repetitive stream of vexatious submissions of which this is the latest.

The Planning Application (S/2012/1307/S73) was refused and the Appeal Decision of 6th September 2013 (APP/Y3940/A/12/2188911) stated, in the first two of the very restrictive Conditions, that:

- 1) The use and occupation of the land hereby permitted shall be carried on only by Mr William Clarke, Ms Tammy Beswick and their resident dependants.
- 2) When the land ceases to be occupied by those named in condition 1) above the use hereby permitted shall cease and all caravans, structures, materials and equipment brought onto or erected on the land, or works undertaken to it in connection with the use, shall be removed and the land shall be restored to its condition before the development took place.

In view of this very limited and personal licence it was very disappointing that Wiltshire Council entirely failed to enforce those conditions when the site was subsequently sold to a totally new and unrelated, as far as I am aware, owner. How could this have been allowed to happen?

The land should have been restored to open countryside.

There is no basis for there to be any variation of Condition 3 of Planning Approval 18/09609/VAR and a careful reading of the past history of all the decisions will make this very clear.

I am unsure why Wiltshire Council have not used their discretionary powers to refuse to register or make decisions on repeated planning applications when similar

proposals have previously been refused planning permission either by itself or on appeal within the last 2 years. (Ministry of Housing, Communities & Local Government Guidelines: Paragraph: 055 Reference ID: 14-055-20140306 updated 15/06/18).

My concern is that should this, the latest in the stream of intrinsically similar and contrived applications, be granted this will then open the door to many similar, and unacceptable, uncontrolled developments in open countryside around the County.

The Strategic Planning Committee must make a stand and this application must be refused. It is essential that all applicants and applications must be treated identically within the constraints of a civilised society and the current laws.

Wiltshire Council

Strategic Planning Committee

13 May 2020

**Item 8 – 19/09862/VAR- Tricky’s Paddock, Brickworth Road, Whiteparish,
Wiltshire, SP5 2QG**

Variation of Condition 3 of Planning Approval 18/09609/VAR to allow an additional pitch and changes to the existing pitch to include for each pitch a static mobile home, a family dayroom and tourer for a family member with associated treatment plant.

Public Statement – OBJECTION – Dr Roger M Sherwin, Whiteparish

Dear Mr Wilmott,

Further to my several letters of objections to this variation, I would report the current usage of this site.

On a permanent basis there is one static type caravan, two touring caravans, a large timber building, two trucks, a white van, numerous cars and two quad bikes which are raced across the front of the site by young children.

There is also an area of deposited waste items on the site.

Clearly this contravenes and shows complete abuse and disregard of the original licence given for this site.

Item 8 – 19/09862/VAR- Tricky’s Paddock, Brickworth Road, Whiteparish, Wiltshire, SP5 2QG

Variation of Condition 3 of Planning Approval 18/09609/VAR to allow an additional pitch and changes to the existing pitch to include for each pitch a static mobile home, a family dayroom and tourer for a family member with associated treatment plant.

Public Statement – OBJECTION – Simon and Hilary Parsons, Whiteparish

We wish to object to the above variation to the planning application on the following grounds.

1. The Site in 2009 was on an open field, in full view of all near neighbouring properties, on **agricultural land in a green belt area**, where permission for a gypsy site has already been refused, and where refusal would be certain if the application was made by a member of the general public. This site over the proceeding 10 years has now become like a residential site **NOT** an agricultural field for the production of food. This is the principle of our objection to this application.
2. The entrance to the Site is unsuitable for constant domestic use or touring caravans as would be the case for permanent occupation, as it is on a very busy fast piece of road. The entrance was designed only for occasional agricultural use and is not suitable for caravans slowly turning onto the site. The road is the busy A27 there is no footpath from the Site to the village amenities which are more than $\frac{3}{4}$ mile away, and where the traffic frequently travels well up to and in excess of the limit of 60mph. Although the Highways Authority have done some work outside Richmond Farm to alleviate the flooding, it still floods there on occasions.
3. Although the Inspector granted **temporary personal** permission for the family of Mr Clarke, there has been very little evidence of habitation by a family with young children observed during the last three years.

We have seen no young children playing or coming in or out of the property until early summer 2019, when we believe the ownership of this land changed hands. Now we see very young children riding quad bikes along the road boundary of the property without any protective headgear, and appear to be completely unsupervised.

4. As the Site is so open there are a number of neighbouring properties that overlook the Site also additional touring caravans would be seen from the public highway. There have been **THREE** touring caravans on the site for a

number of months which presumably is contrary to the current planning position. Any additional waste and sewerage matter being produced on this site would have an adverse effect on the surrounding countryside. In the planning Application there is reference to 2 dayrooms which will add to the buildings on site.

5. The South of Salisbury area has a large number of designated gypsy sites. 11 of the 12 sites in South Wiltshire are within 7 mile radius of Whiteparish.
6. The Government has stated that gypsies should be treated exactly the same as any other member of the general public. **Not to be given special consideration.**

Wiltshire Council

Strategic Planning Committee

13 May 2020

**Item 8 – 19/09862/VAR- Tricky’s Paddock, Brickworth Road, Whiteparish,
Wiltshire, SP5 2QG**

Variation of Condition 3 of Planning Approval 18/09609/VAR to allow an additional pitch and changes to the existing pitch to include for each pitch a static mobile home, a family dayroom and tourer for a family member with associated treatment plant.

Public Statement – OBJECTION – Phil Hedley, Whiteparish

I am totally against this planning variation.

Trickeys Paddock was specifically given planning permission for Mr Clarke, a Citizen whose health / life was allegedly in danger. Hence the planning permission included conditions, the relevant one being if he ceases to occupy the site he had to return it to its original condition (agricultural land). The fact that Mr Clarke was a gypsy had no bearing on the permission. The conditions reflect that the site was not suitable for development it was a case based of the special needs of Mr Clarke.

Wiltshire council failed in their fiduciary duty of care by not enforcing that condition when Mr Clarke vacated the site.

Since Planning was granted to Mr Gammell the permission and conditions have been continually ignored on the site since before the 6th July 2019, no action has been taken and the number of caravans has increased with now 2 caravans and a timber building all of which are outside the hedged area.

This appeal for variations to the conditions should be rejected and the council should enforce the conditions. If Mr Gammell cannot work within the constraints of the planning permission and conditions then the planning permission should be invalidated.

Wiltshire Council

Strategic Planning Committee

13 May 2020

Item 8 – 19/09862/VAR- Tricky’s Paddock, Brickworth Road, Whiteparish, Wiltshire, SP5 2QG

Variation of Condition 3 of Planning Approval 18/09609/VAR to allow an additional pitch and changes to the existing pitch to include for each pitch a static mobile home, a family dayroom and tourer for a family member with associated treatment plant.

Public Statement – SUPPORT – Keith Smith, Agent

The Variation to Condition 3 of the Planning Approval 18/09609/VAR will allow the Applicant and his family to be safe, secure within more suitable accommodation and continue to allow the required care for Mr and Mrs Gammell provided by their son. For more detail, please refer to the Applicants Statement. It is understood that Conditions 1 and 2 of the Planning Approval will remain in place.

Every effort has been made by the Applicant to comply with the requirements and conditions set out by the Head of Services and the Case Officer representing the Local Authority Planning Department. Specifically, to reduce the overall environmental impact of the development the Applicant has reduced the physical size of the proposed pitches. Also, he has agreed (on approval) to plant a tree and hedge screen facing onto Brickworth Road and to further enclose the new pitches with hedging. All new planting to consist of semi mature native species, taking advantage of a real opportunity to provide enhancements to landscape character, biodiversity, and connectivity to wider habitats. Furthermore, all requirements of the Highways, Water Authority and Environmental Health Departments have been met, who offer no objection.

It is noted that out of the around 1,504 population (in 2011) of Whiteparish, there were 14 objections to the application that have been registered from local residences, together with the Parish Council and 1 from the Ward Councillor. Regardless of this I would respectfully request that the Strategic Planning Committee approve the application in question.

Thank you.

Wiltshire Council

Strategic Planning Committee

13 May 2020

Item 8 – 19/09862/VAR- Tricky’s Paddock, Brickworth Road, Whiteparish, Wiltshire, SP5 2QG

Variation of Condition 3 of Planning Approval 18/09609/VAR to allow an additional pitch and changes to the existing pitch to include for each pitch a static mobile home, a family dayroom and tourer for a family member with associated treatment plant.

Public Statement – SUPPORT – James Gammell, Applicant

At present I have lawful occupation on the Tricky’s Paddock site and live there together with my wife, son, and his family. My physical and mental health has recently deteriorated likewise my wife to the extent that we have a need for constant care which is currently being provided by my son. I have obtained a letter from my GP, the full contents of which has been made available to the Case Officer. We have a need for more suitable accommodation as we struggle to keep warm in cold weather which has an impact on our health. As such we have no bathing facilities as access to local leisure centres where we were able to take a shower is now no longer possible due to the coronavirus outbreak.

My son and his family also live in unsuitable accommodation the variation would enable me and my family to continue to live on the site but in more suitable safer accommodation. Unfortunately, if I am unsuccessful with the application my son and his family will have to look for another site as close to Tricky’s Paddock as possible to enable him to provide me with the care we require.

Another consideration is that my son has two school aged children who at present are not receiving an education due to the uncertainty of where they will be living. It is essential for the children to attend school as soon as possible to lessen any long-term harm caused by this period of no formal education. Should the application be approved there is a good local school within Whiteparish, which is close to the site and once the lockdown has eased, they would be able to attend.

Statement prepared by Keith Smith 05/05/2020

Wiltshire Council

Strategic Planning Committee

13 May 2020

Item 8 – 19/09862/VAR- Tricky’s Paddock, Brickworth Road, Whiteparish, Wiltshire, SP5 2QG

Variation of Condition 3 of Planning Approval 18/09609/VAR to allow an additional pitch and changes to the existing pitch to include for each pitch a static mobile home, a family dayroom and tourer for a family member with associated treatment plant.

Public Statement – OBJECTION – Whiteparish Parish Council

This statement is further to the Parish Council response submitted by the Parish Council on 12th November 2019.

Variation of Condition 3 of Planning Approval 18/09609/VAR to allow an Additional Pitch for Family Member. (Variation/removal of Conditions 1 & 2 of permission S/2012/1307/S73 relating to the personal use of the site) resubmission following refusal of application 19/04590/VAR.

The planning committee will be aware that this is yet another in a long line of vexatious and inappropriate applications for the expansion of residential and multiple residential uses of what is open countryside, not near the Settlement Boundary, within a Special Landscape Area.

The application was refused under 19/04590/VAR, and nothing in the resubmission changes the rationale for that refusal.

The proposed development is larger in scale and more permanent than that refused under 19/04590/VAR and will be even more likely to result in an undue and detrimental visual impact on the character of the surrounding Special Landscape Area. It is discordant with criteria vi and viii of Core Policy CP47 of the adopted WCS, national planning guidance contained within the PPTS and the aims and objectives of the NPPF & NPPG.

Furthermore it was considered as part of the determination of planning application 18/09609/VAR, the application which originally gave permission for the applicant to use the land, that the retention of the personal condition (amended to reflect the current occupiers) would still be a reasonable and necessary measure to enable the Council to have control over the subsequent use of the land should Mr Gammell and his family vacate, and this continues to be the case.

Since the refusal of 19/04590/VAR, the applicant, or other occupants of the site, has taken advantage of the seeming inability of Wiltshire Council planning enforcement to police this site to erect structures and install additional touring caravans on the site ahead of any approvals.

The original permission laid out a number of conditions in addition to those the applicant seeks to reverse. One of these, condition, No 4, states that “no vehicle

over 3.5 tonnes shall be stationed, parked or stored on the land". Local residents report that this condition has regularly been flouted.

The application should be refused under the same grounds as 19/04590/VAR. Previously imposed occupancy conditions should be enforced and the appropriate enforcement action undertaken by Wiltshire Council. This is an abuse of the Planning System and if this application is permitted in any way it will be seen as an open route to future unrestricted and undesirable development in open countryside against all the current planning guidelines.

Whiteparish Parish Council unanimously agreed that this planning application should be refused.

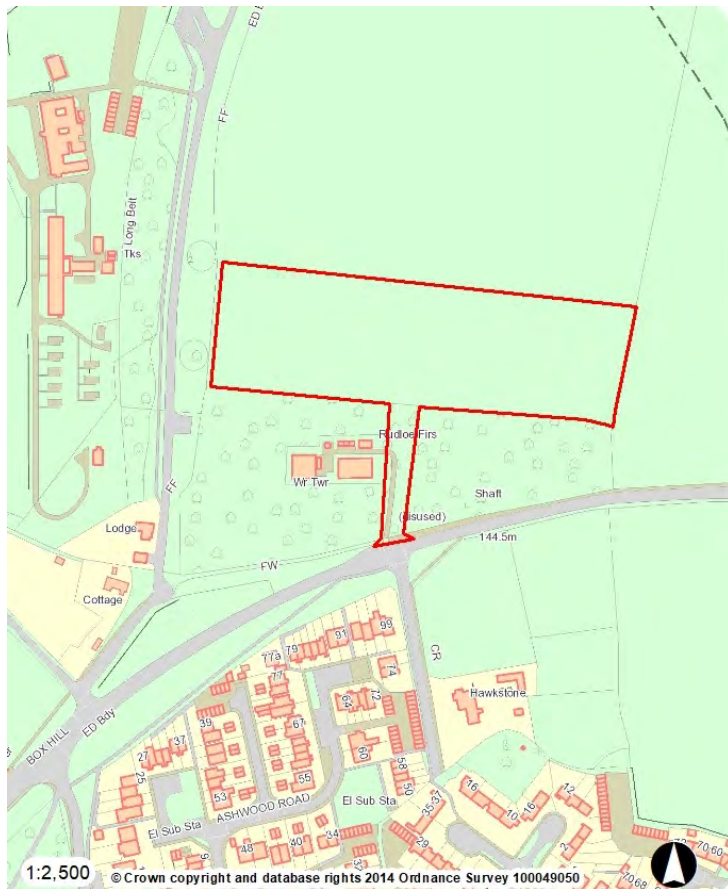
Strategic Planning Committee

13 May 2020

19/07824/WCM Land to the north of the Rudloe Water Treatment Works, Bath Road, Rudloe Firs, Corsham Wiltshire, SN13 0PG

Construction of a new inclined mine entrance from the surface into the existing permitted mine workings, and the construction of ancillary surface facilities including new cutting shed/workshop, block storage area, alterations to existing vehicular access and landscaping at land rear of Rudloe Firs, Bath Road, Corsham.

Recommendation: Approve with Conditions



Site Location Plan



Aerial Photography

Existing Water Treatment Works

KEY

- APPLICATION BOUNDARY
- LAND UNDER THE CONTROL OF THE APPLICANT



A	First Issue	REV	DATE	BY	APP

CLIENT
THE BATH STONE Co. Ltd.

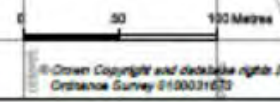
PROJECT
HARTHAM BATHSTONE MINE ENTRANCE

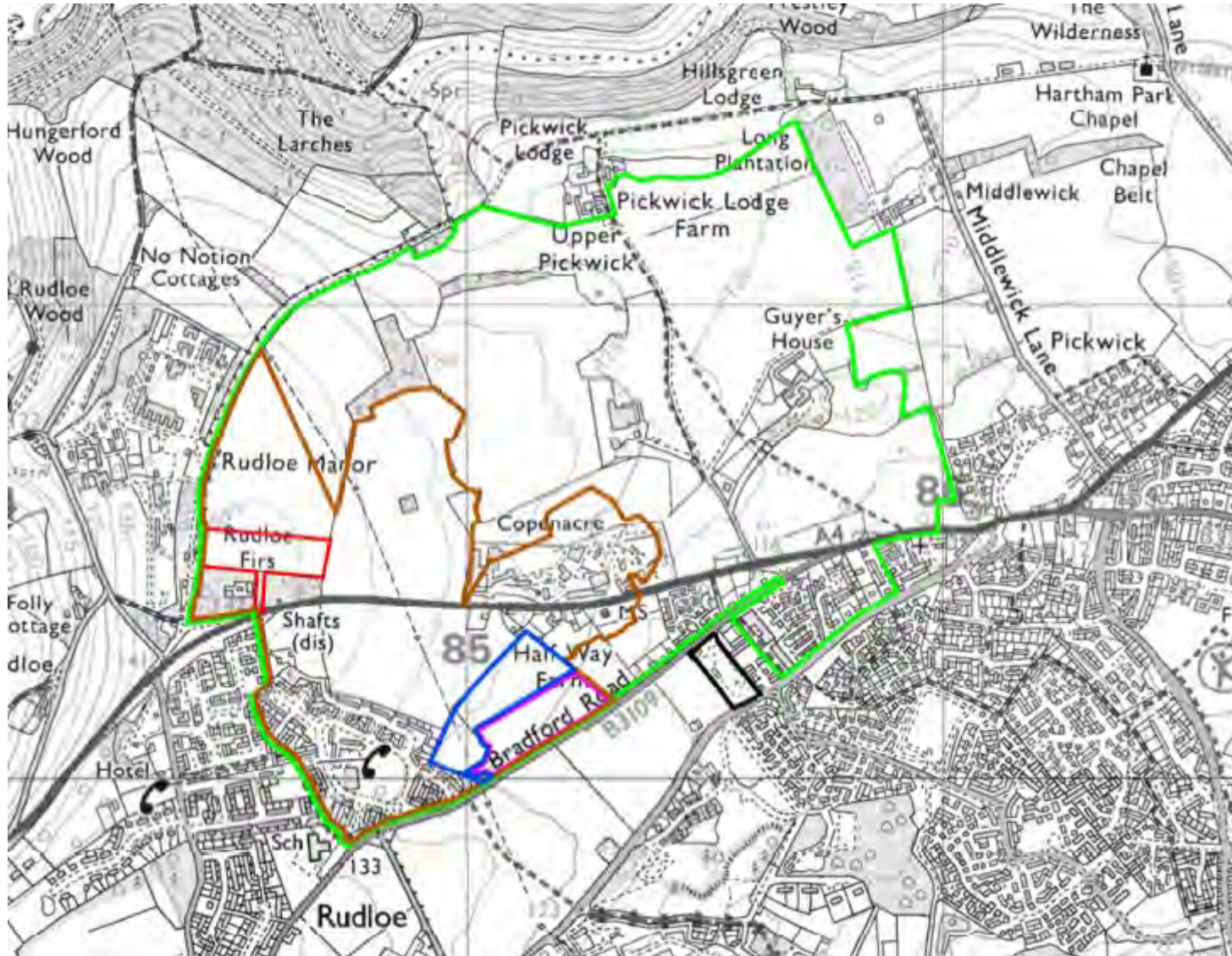
DRAWING TITLE
SITE LOCATION PLAN

DWD No.	ST16481-018	REV	A
DWD SIZE	A3	SCALE	1:2500
DATE	21-06-19	DRAWN BY	DR
CHECKED BY	MJH	APPROVED BY	CB

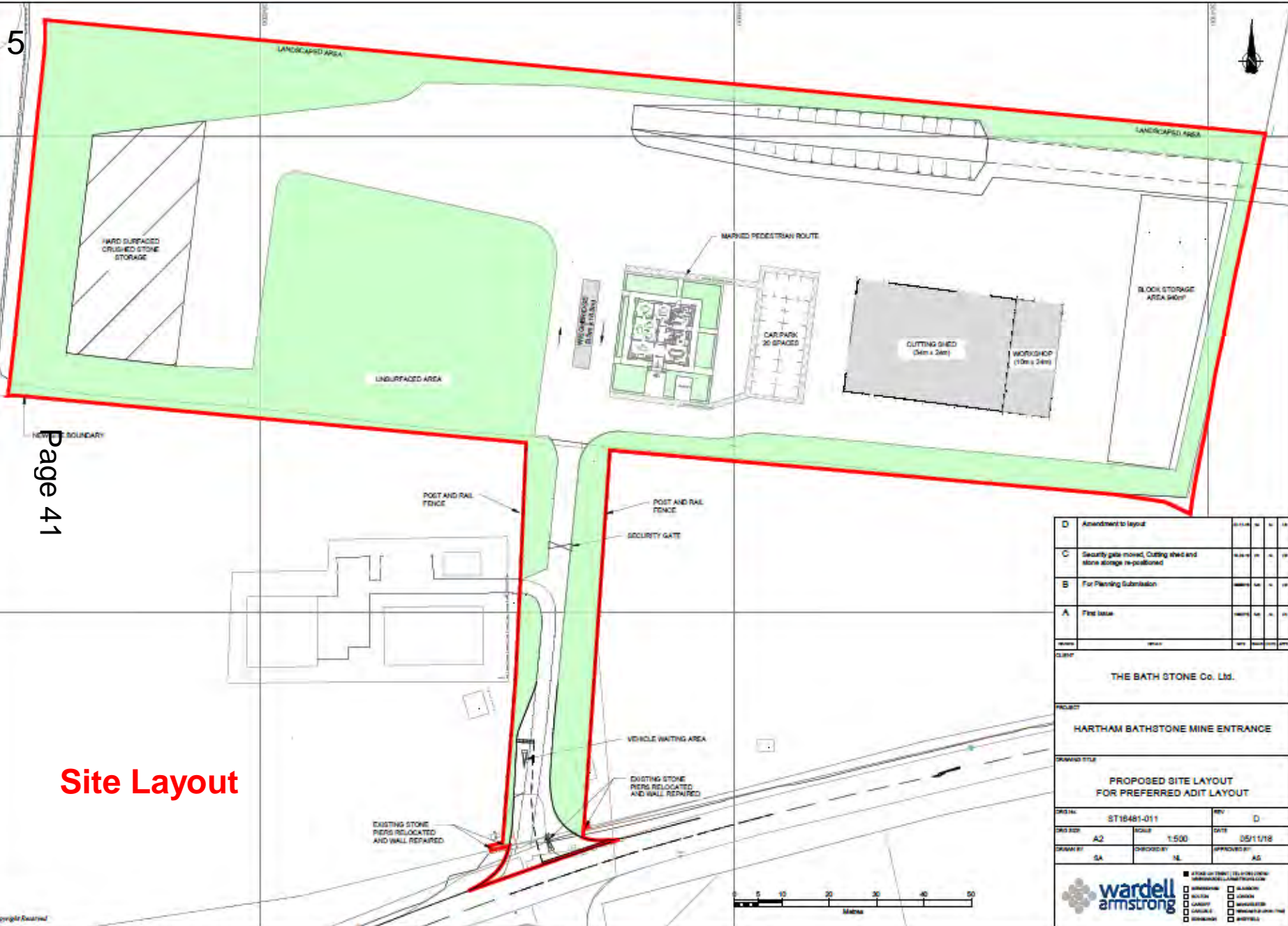
wardell armstrong

SITE OR ROAD (to be added)
 BOUNDARY
 FENCE
 TACTILE
 SIGNAGE
 DRAINAGE
 MANHOLE
 LIGHTING
 OTHER





Extent of permitted mine and extant planning permission



Page 41

Site Layout

D	Amendment to layout	05/11/18	AS	AS	AS
C	Security gate moved, Clipping shed and stone storage re-positioned	05/11/18	AS	AS	AS
B	For Planning Submission	05/11/18	AS	AS	AS
A	Final Issue	05/11/18	AS	AS	AS

CLIENT
THE BATH STONE Co. Ltd.

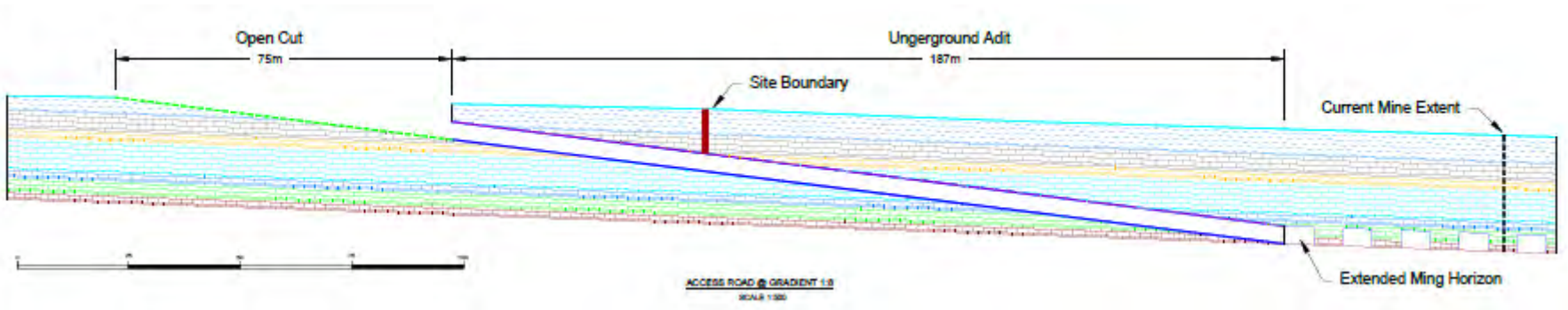
PROJECT
HARTHAM BATHSTONE MINE ENTRANCE

DRAWING TITLE
PROPOSED SITE LAYOUT FOR PREFERRED ADIT LAYOUT

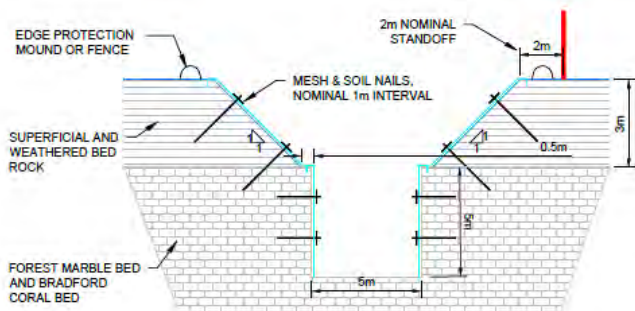
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DRW SIZE	A2	SCALE	1:500
DATE	05/11/18	APPROVED BY	AS
DRAWN BY	GA	CHECKED BY	NE

wardell armstrong

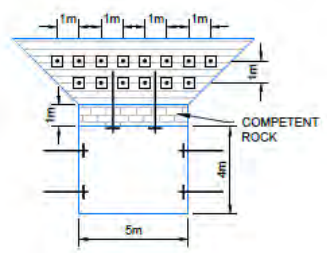
SITE LAYOUT
 FENCING
 PEDESTRIAN ROUTE
 CARPARK
 BUILDINGS
 STORAGE
 LANDSCAPING
 UTILITIES
 OTHER



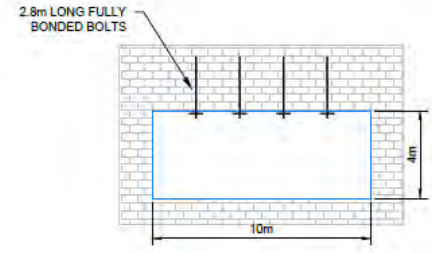
Mine Entrance Details



OPEN CUT CROSS SECTION
SCALE 1:200



PORTAL CROSS SECTION
SCALE 1:200



10m ADIT CROSS SECTION
SCALE 1:200



NORTH



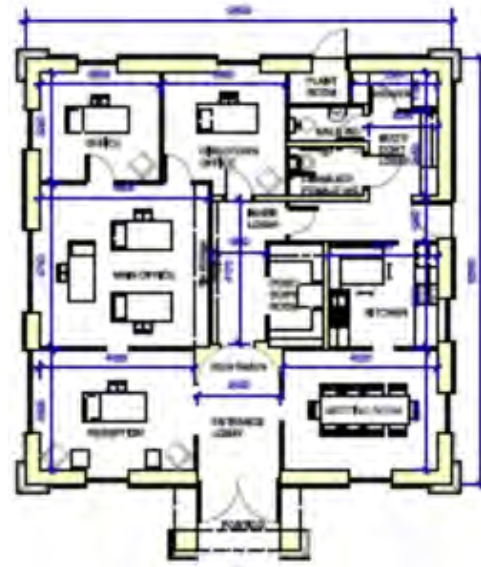
SOUTH



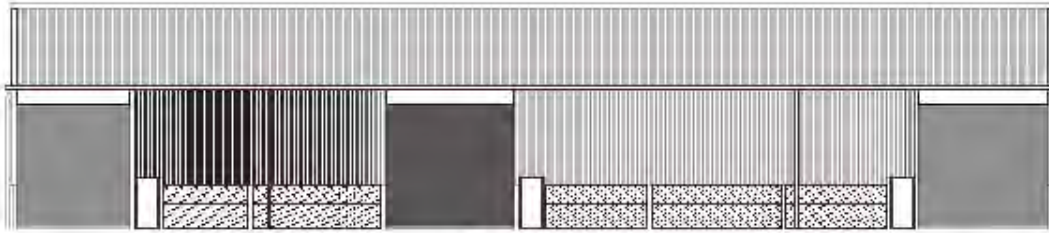
EAST



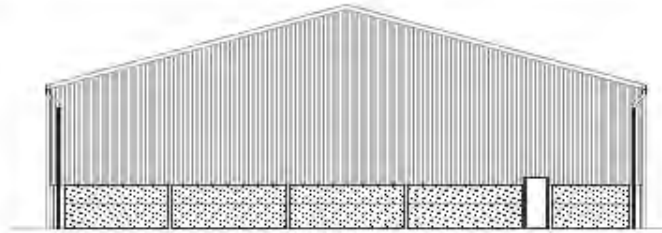
WEST



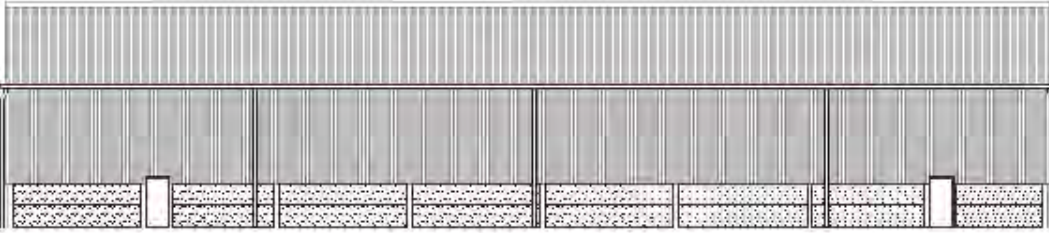
A. Floor Area (See Planning Certificate)		AREA	NO.	DATE
THE BATH STONE Co. Ltd				
HARTHAM BATHSTONE MINE ENTRANCE				
PROPOSED ELEVATIONS AND FLOOR PLANS OF OFFICE BUILDING				
DATE:	BY:	CHKD:		
20/04/2018	AL	AL		
SCALE:	1:100	DATE:		
05	05	05		
		<ul style="list-style-type: none"> <input type="checkbox"/> ARCHITECT <input type="checkbox"/> STRUCTURAL ENGINEER <input type="checkbox"/> MECHANICAL ENGINEER <input type="checkbox"/> ELECTRICAL ENGINEER <input type="checkbox"/> CIVIL ENGINEER <input type="checkbox"/> LANDSCAPE ARCHITECT <input type="checkbox"/> PLANNING <input type="checkbox"/> COST 		



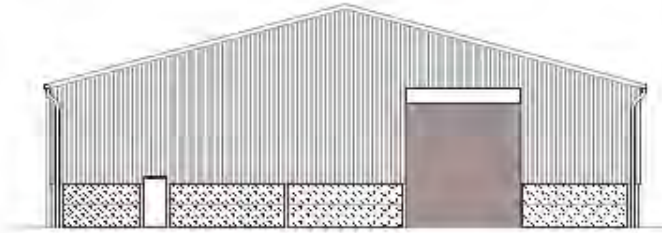
NORTH ELEVATION



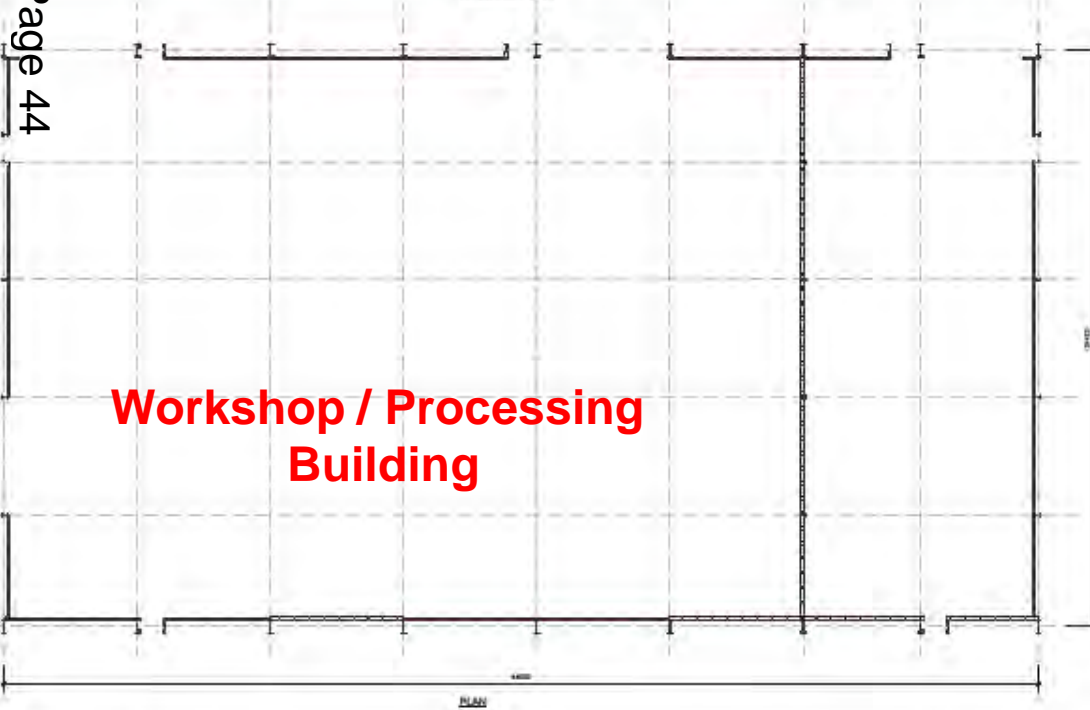
EAST ELEVATION



SOUTH ELEVATION



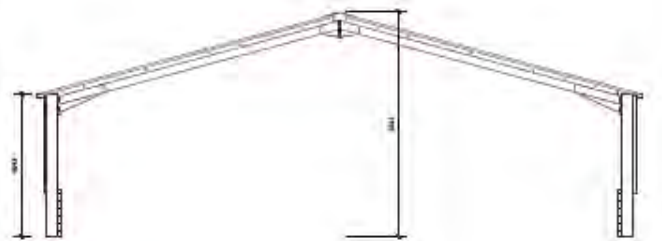
WEST ELEVATION



PLAN

Page 44

Workshop / Processing Building



SECTION

NOTES:
1. THE WORKSHOP / PROCESSING BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE LOCAL AUTHORITY REQUIREMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE BUILDING APPROVAL AND ALL NECESSARY PERMITS AND REGULATIONS FOR THE CONSTRUCTION OF THE BUILDING.

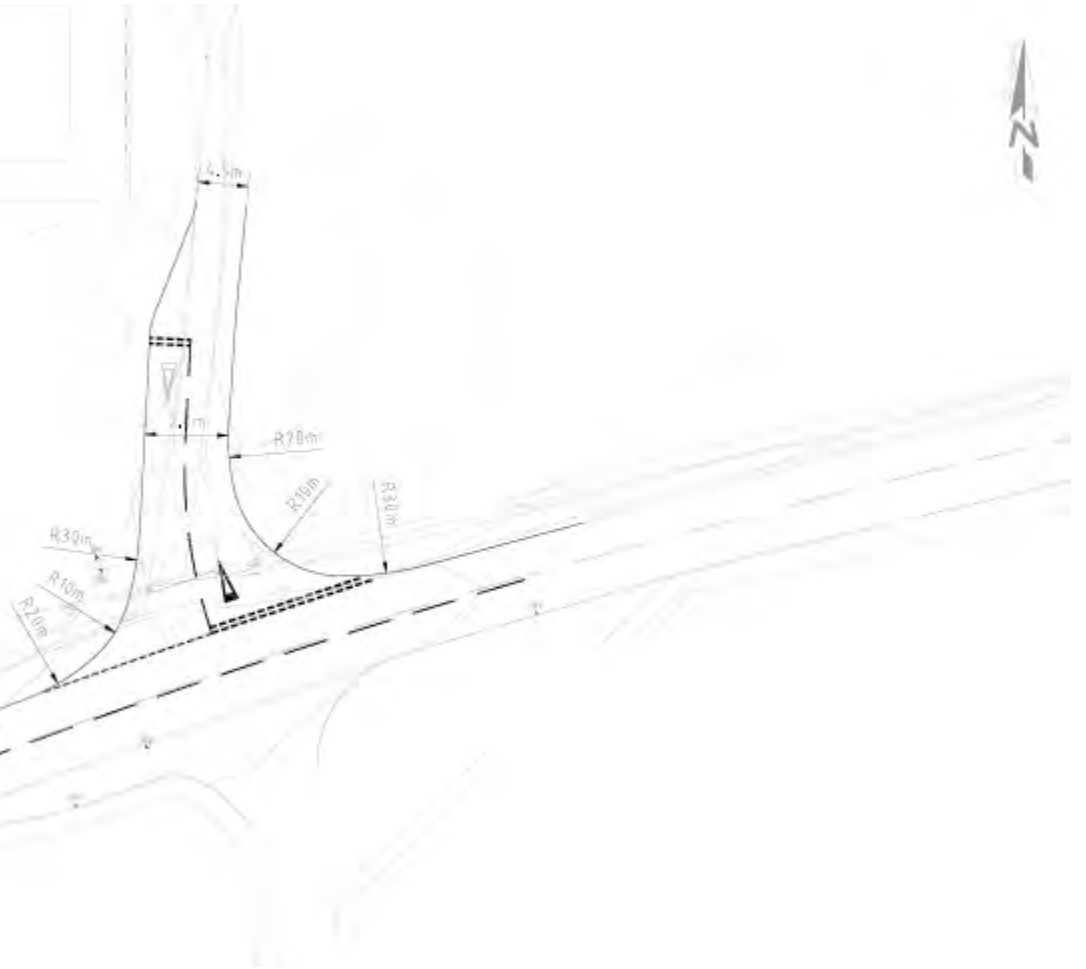


NOTES:			
A	The Work / Processing Building	DATE	BY
THE BATH STONE Co. Ltd.			
HARTHAM BATHSTONE MINE ENTRANCE			
PROPOSED ELEVATIONS AND FLOOR PLANS OF WORKSHOP/PROCESSING BUILDING			
DATE	STANDARD	REV	BY
01/10/20	A1	1/02	WJ
DATE	BY	DATE	BY
01/10/20	WJ	01/10/20	WJ
wardell architects			

Sewage
Ppg Sta



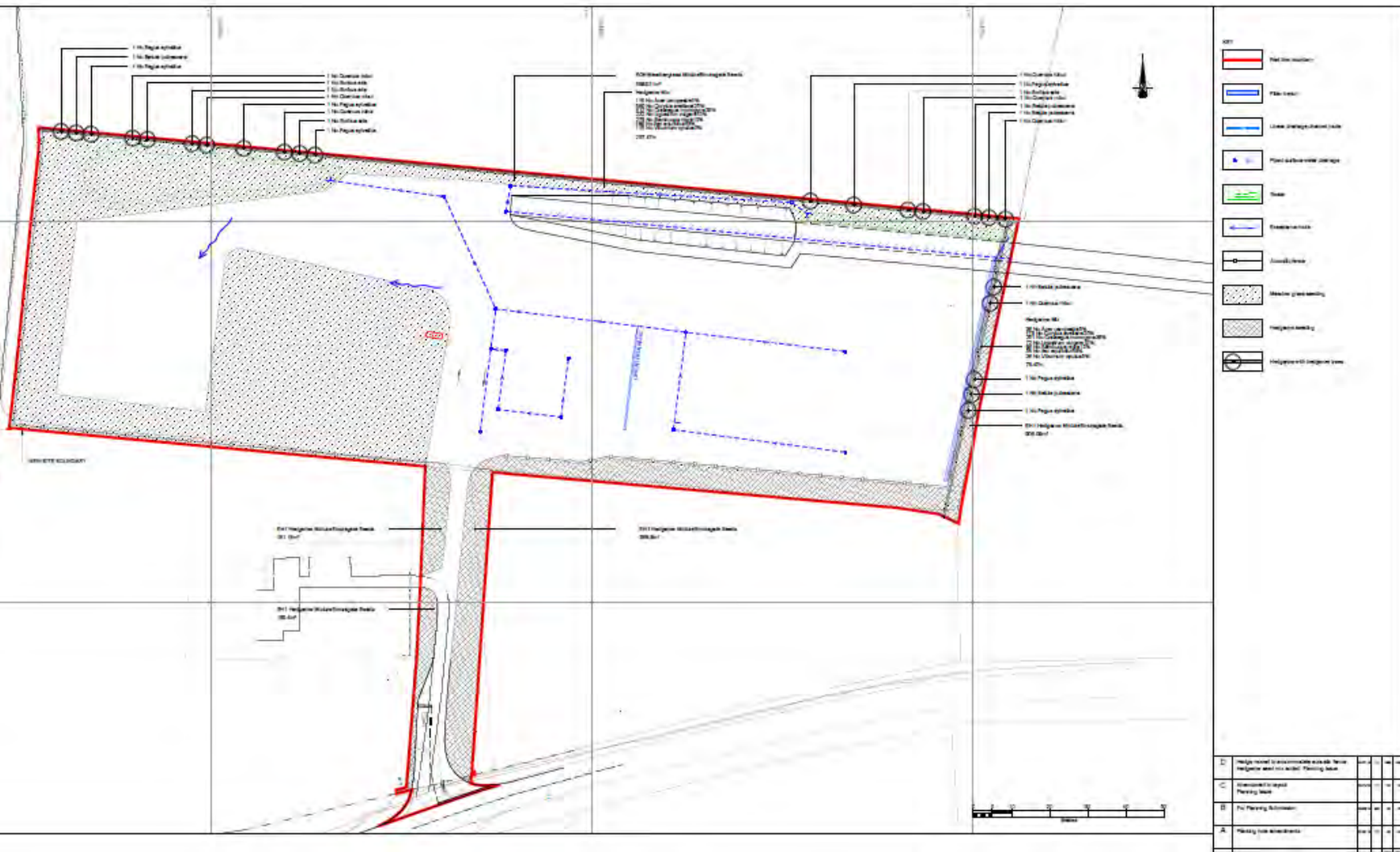
Proposed warning sign (Dia.500mm) with supplementary plate (Dia.500mm) to be located on eastbound and westbound approach to proposed off-ramp access. Sign to be sized and sited in accordance with Traffic Signs Manual Chapter 4 Appendix A (Table 4-1).



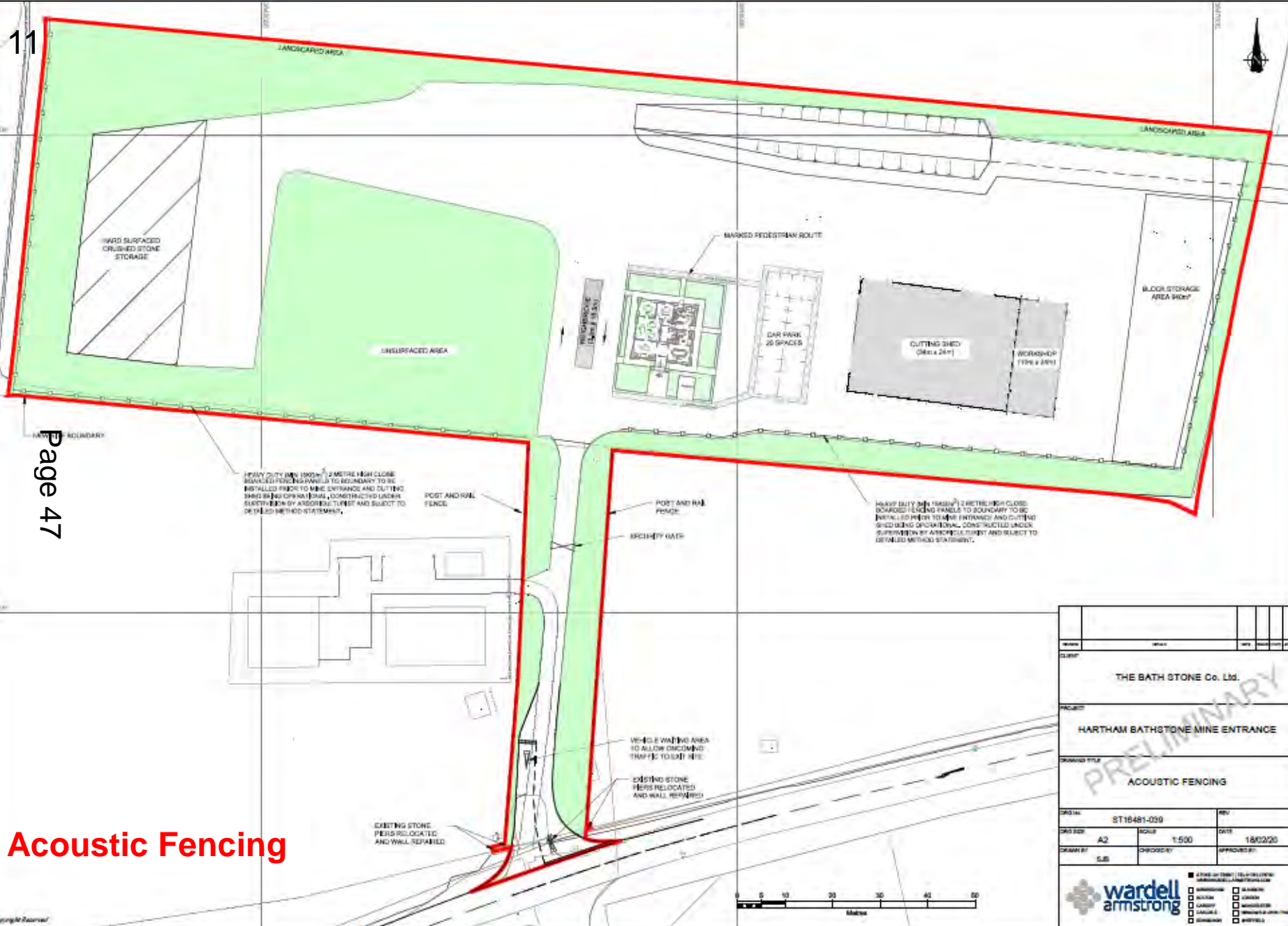
Page 45

FW

Detail of new access junction



Soft Landscaping

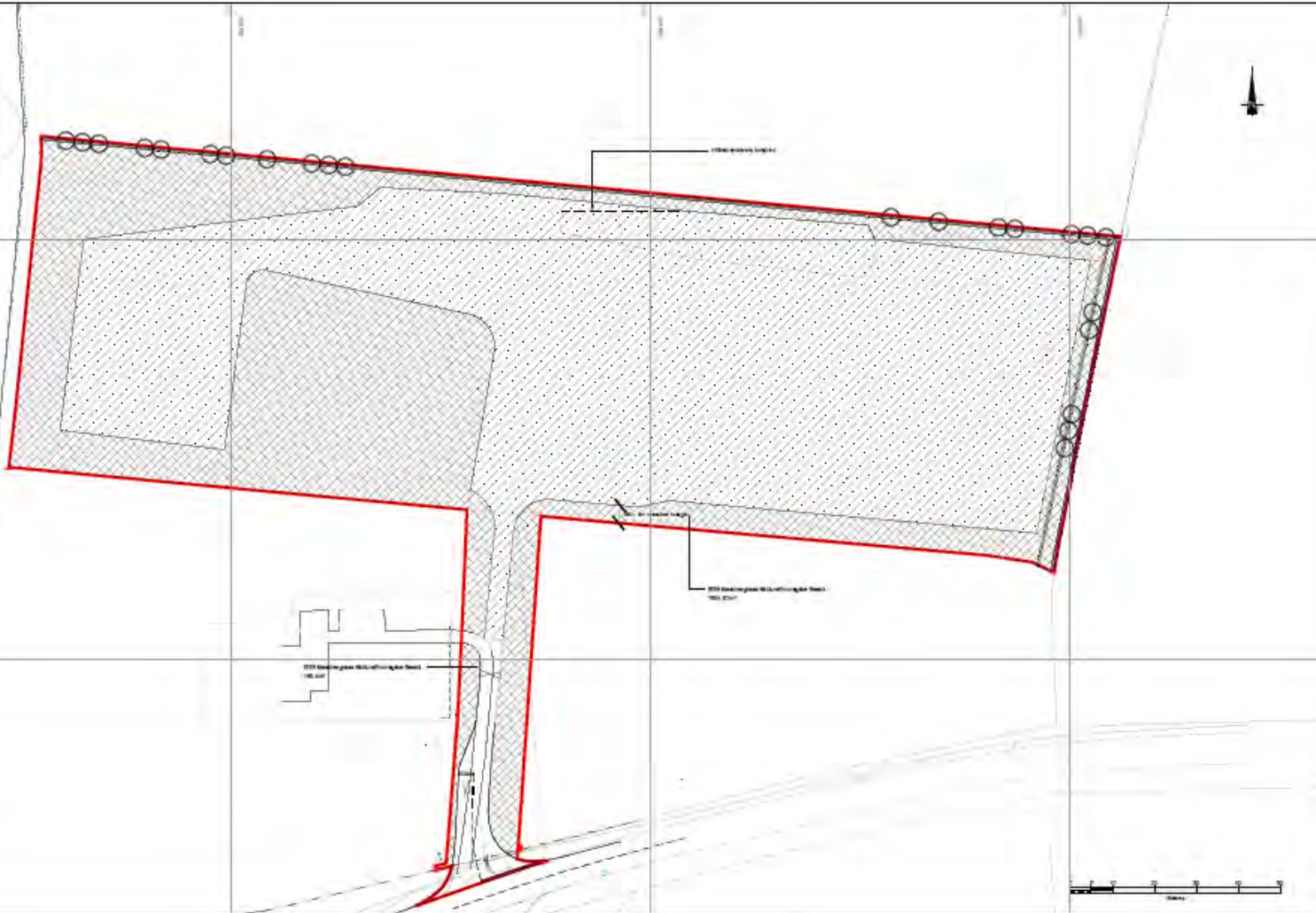


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Acoustic Fencing

DATE	ISSUE	REV	APP
CLIENT			
THE BATH STONE Co. Ltd.			
PROJECT			
HARTHAM BATHSTONE MINE ENTRANCE			
DRAWING TITLE			
ACOUSTIC FENCING			
DRAWN		REV	
ST18481-030			
DWG SIZE	SCALE	DATE	
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DRAWN BY	CHECKED BY	APPROVED BY	
SJB			
		<input type="checkbox"/> APPROVED <input type="checkbox"/> CHECKED <input type="checkbox"/> DESIGNED <input type="checkbox"/> DRAWN <input type="checkbox"/> REVISIONS <input type="checkbox"/> PROJECT LEADER	

PRELIMINARY



NOTES

- Red line boundary
- Blank
- Low level material (lightweight fill)
- Medium grade fill
- Heavy grade fill (lightweight base)

D	High level cover to accommodate road side storm water drainage (Paving base)	100	100	100	100
C	Subgrade (100mm) Paving base	100	100	100	100
B	Subgrade (100mm)	100	100	100	100
A	Fill level (100mm) Paving base	100	100	100	100

Restoration Plan

















PAGE 56







19/1524/DP3 Wiltshire Council Depot, Furnax Lane, Warminster, BA12 8PE

Redevelopment of the existing highway depot. Proposed 4000T salt store, 8no. vehicle bays and welfare facilities and external storage areas.

Recommendation: Approve with Conditions

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Site Location Plan

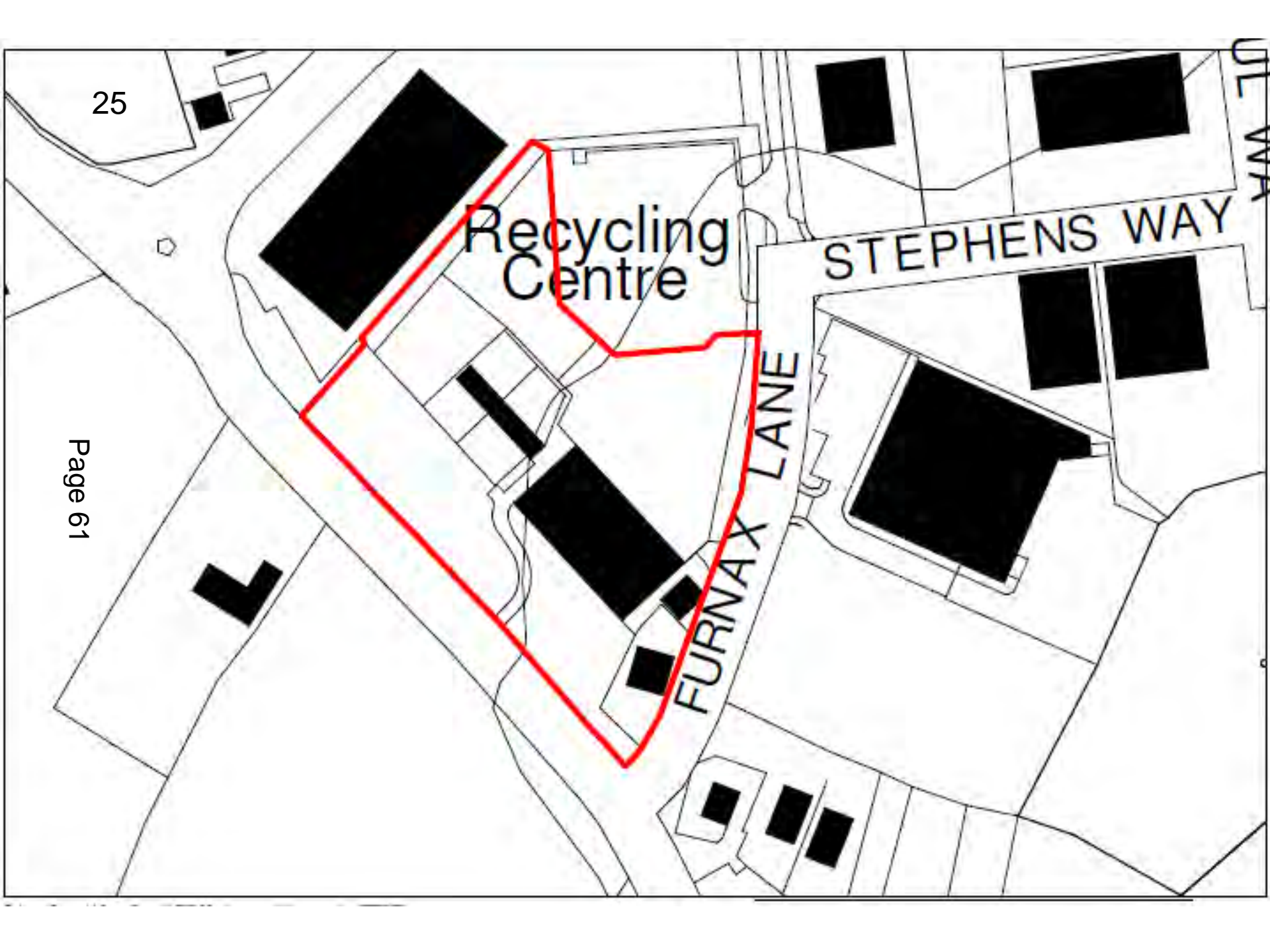


Aerial Photography

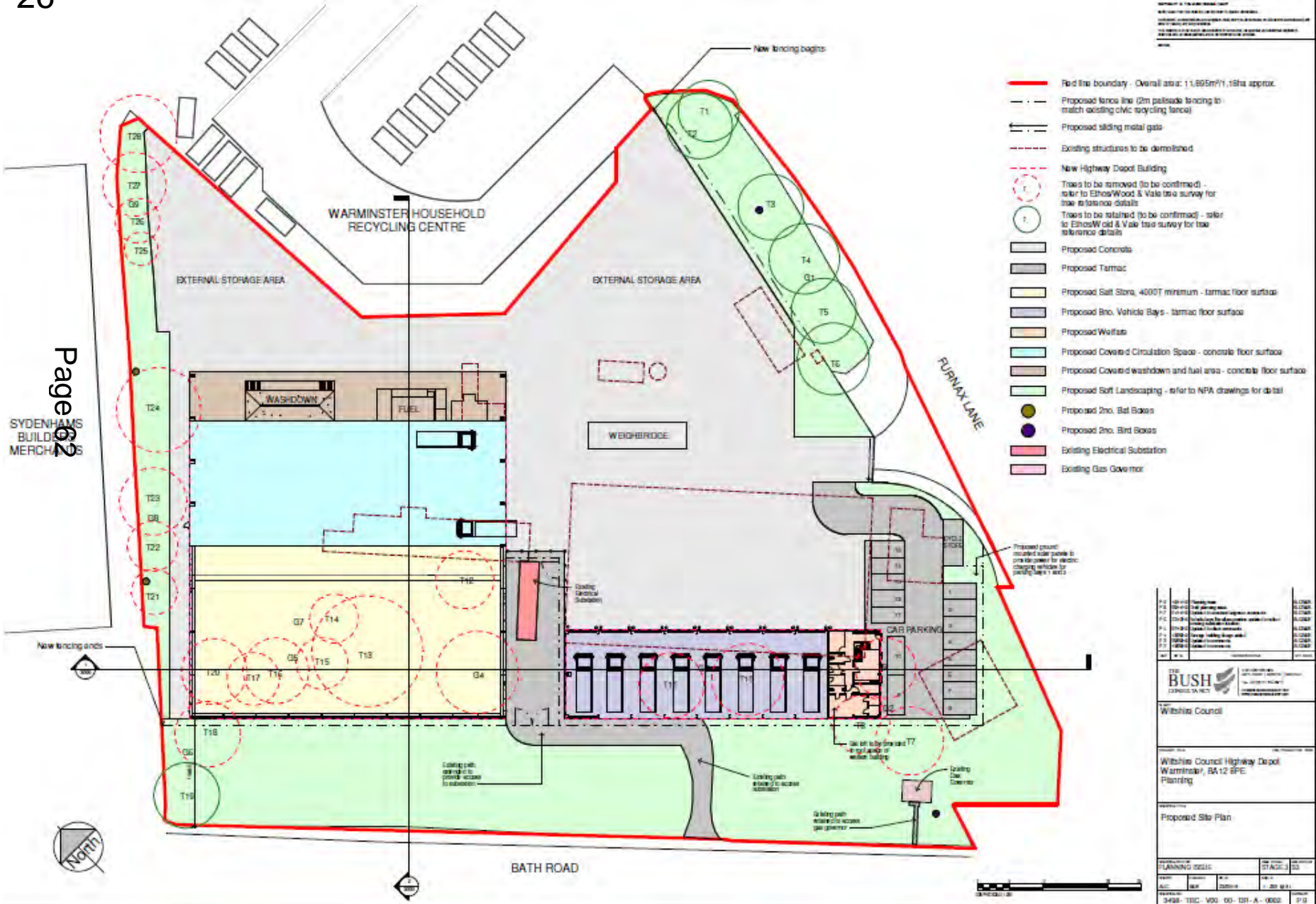
Recycling
Centre

STEPHENS WAY

FURNAX LANE



Proposed Site Plan



- Red line boundary - Overall area: 1,895m²/1.18ha approx.
- - - Proposed fence line (2m palisade fencing to match existing civic recycling fence)
- |— Proposed sliding metal gate
- - - Existing structures to be demolished
- - - New Highway Depot Building
- Trees to be removed (to be confirmed) - refer to EthosWood & Vale tree survey for tree reference details
- Trees to be retained (to be confirmed) - refer to EthosWood & Vale tree survey for tree reference details
- Proposed Concrete
- Proposed Tarmac
- Proposed Salt Store, 4000T minimum - tarmac floor surface
- Proposed Bio. Vehicle Bays - tarmac floor surface
- Proposed Wellgate
- Proposed Covered Circulation Space - concrete floor surface
- Proposed Covered washdown and fuel area - concrete floor surface
- Proposed Soft Landscaping - refer to NFA drawings for detail
- Proposed 2no. Bat Boxes
- Proposed 2no. Bird Boxes
- Existing Electrical Substation
- Existing Gas Governor

DATE: 15/05/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

Page 62
 SYDENHAMS BUILDINGS
 MERCHANDISE

P1	Site Plan	15/05/2024
P2	Site Plan	15/05/2024
P3	Site Plan	15/05/2024
P4	Site Plan	15/05/2024
P5	Site Plan	15/05/2024
P6	Site Plan	15/05/2024
P7	Site Plan	15/05/2024
P8	Site Plan	15/05/2024
P9	Site Plan	15/05/2024
P10	Site Plan	15/05/2024

BUSH CONSULTANTS

Wiltshire Council

Wiltshire Council Highway Depot
 Warminster, BA12 8PE
 Planning

Proposed Site Plan

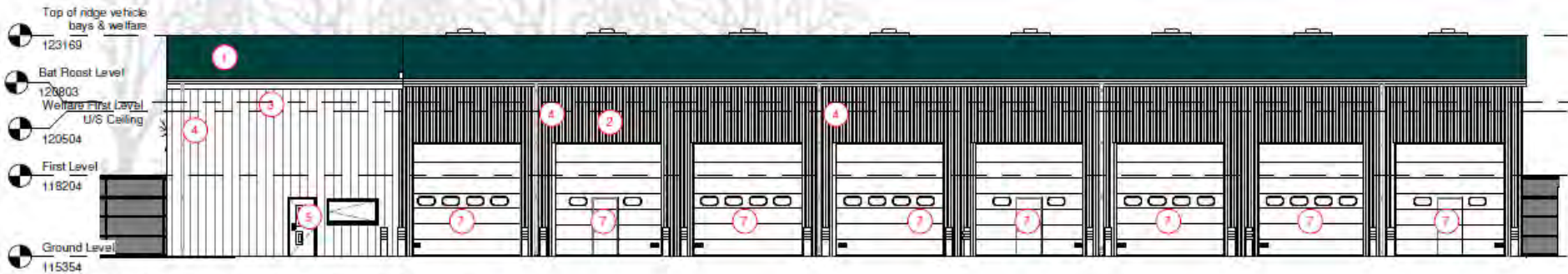
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DATE	15/05/2024	
SCALE	1:200	
PROJECT NO.	3498-10C-V01-00-101-A-0002	PI 0

Proposed Landscape Plan

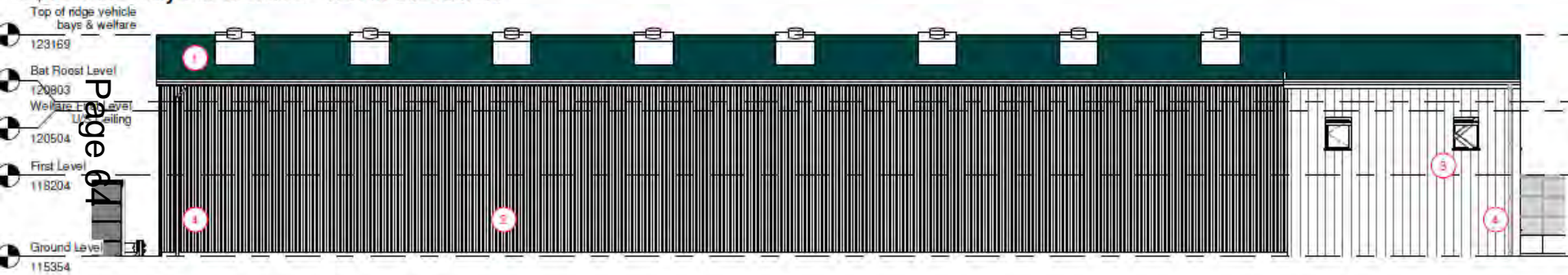
Page 63



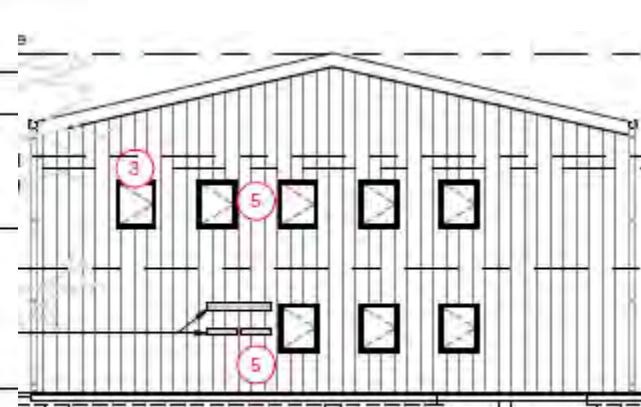
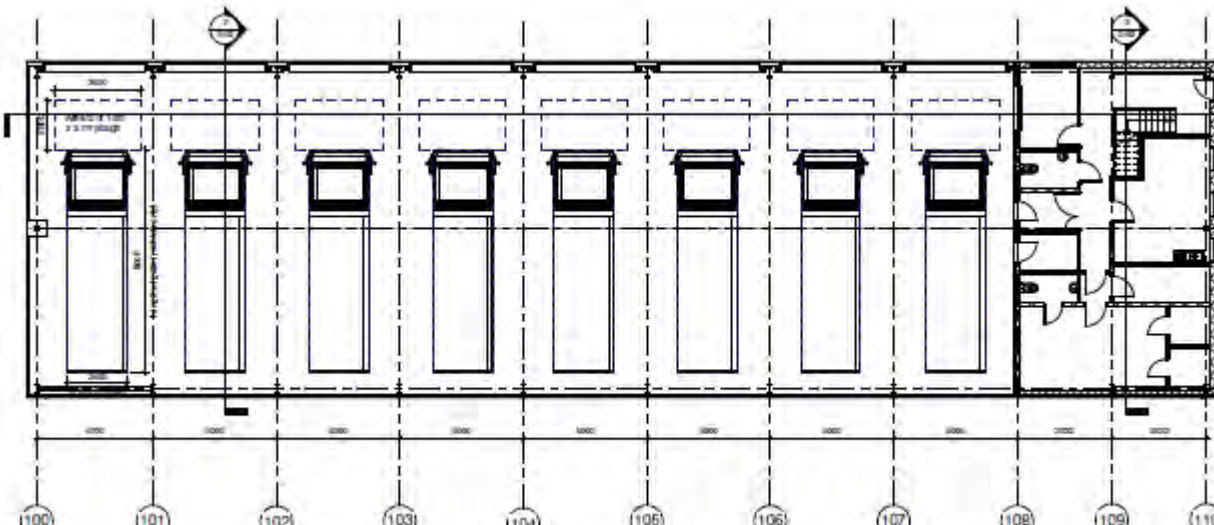
Proposed Welfare Building



2\$Vehicle Bays & Welfare - North Elevation



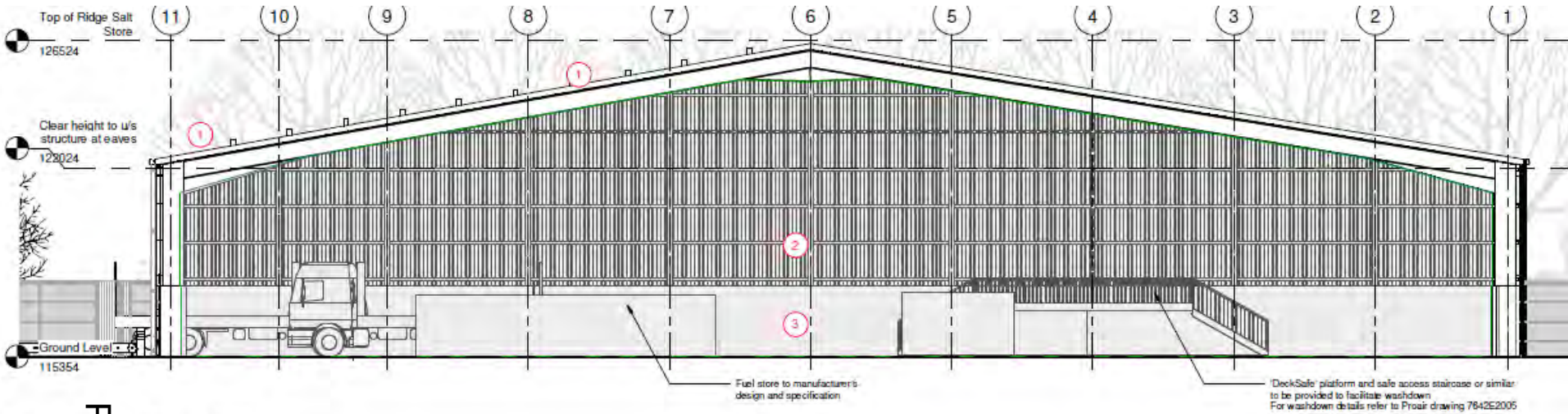
2\$Vehicle Bays & Welfare - South Elevation



Bays & Welfare - East Elevation

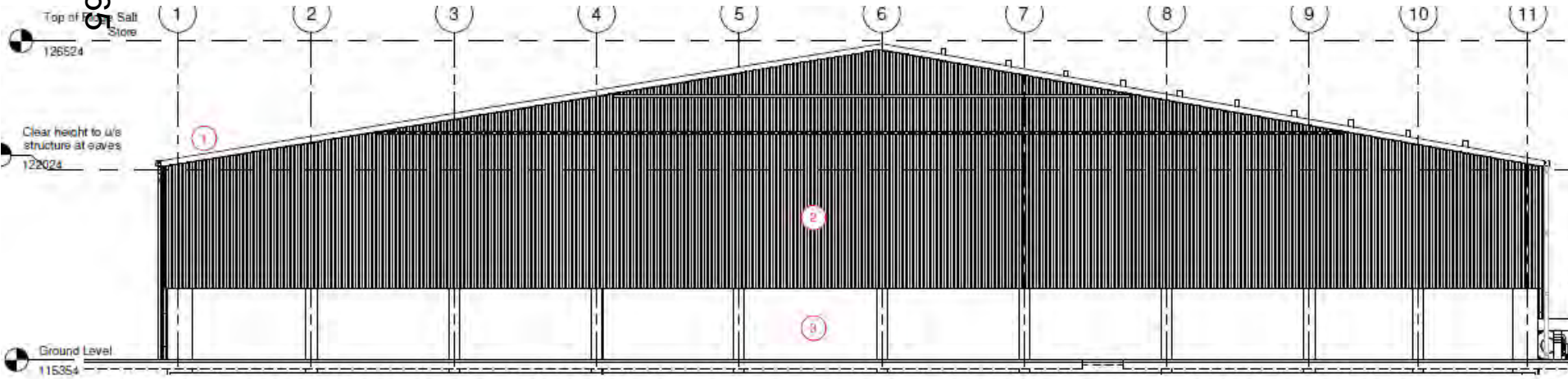
Page 44

Proposed Salt Building



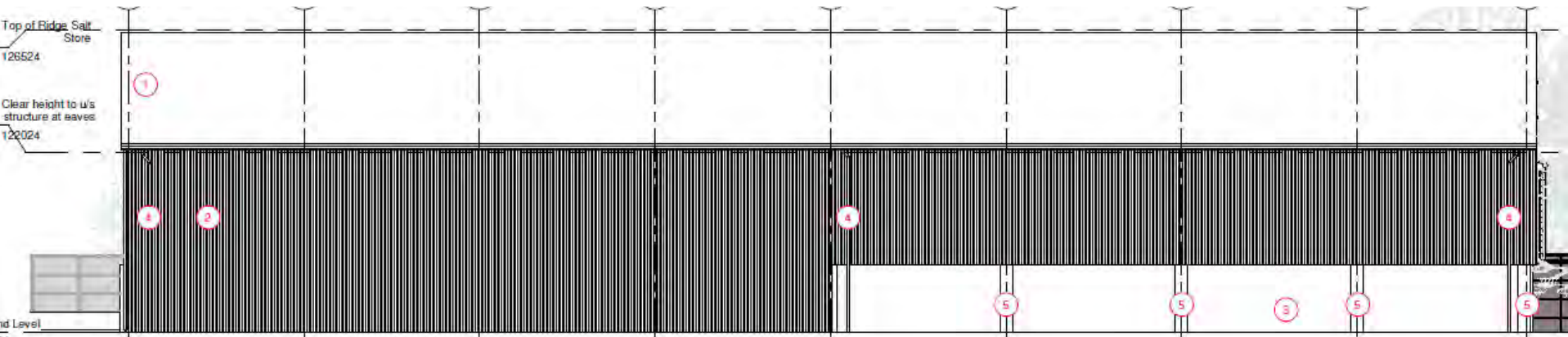
North-East Elevation

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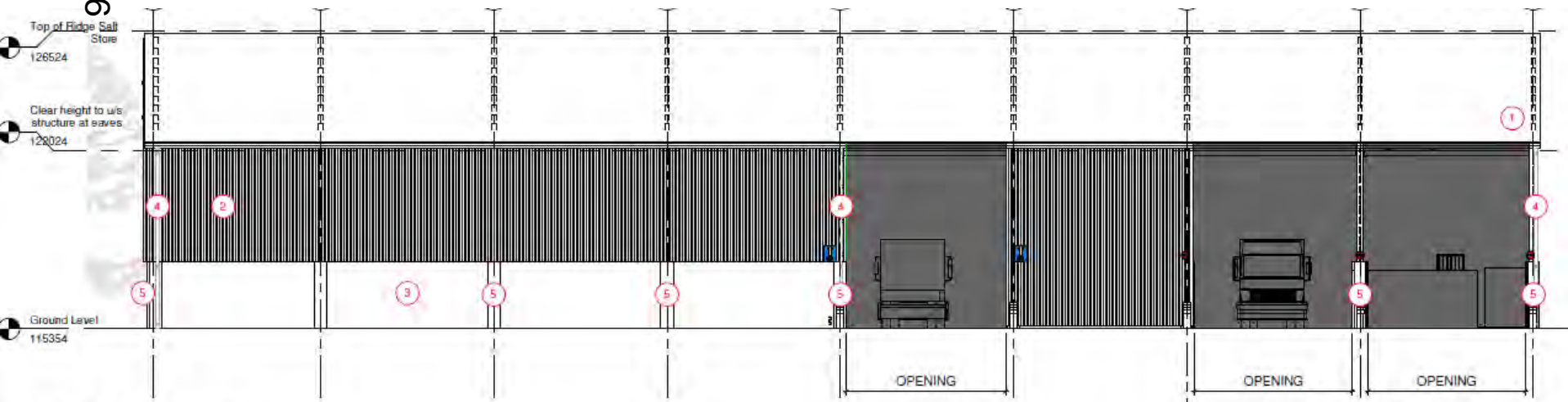


South-West Elevation

Proposed Salt Building



North-West Elevation
1 - 100

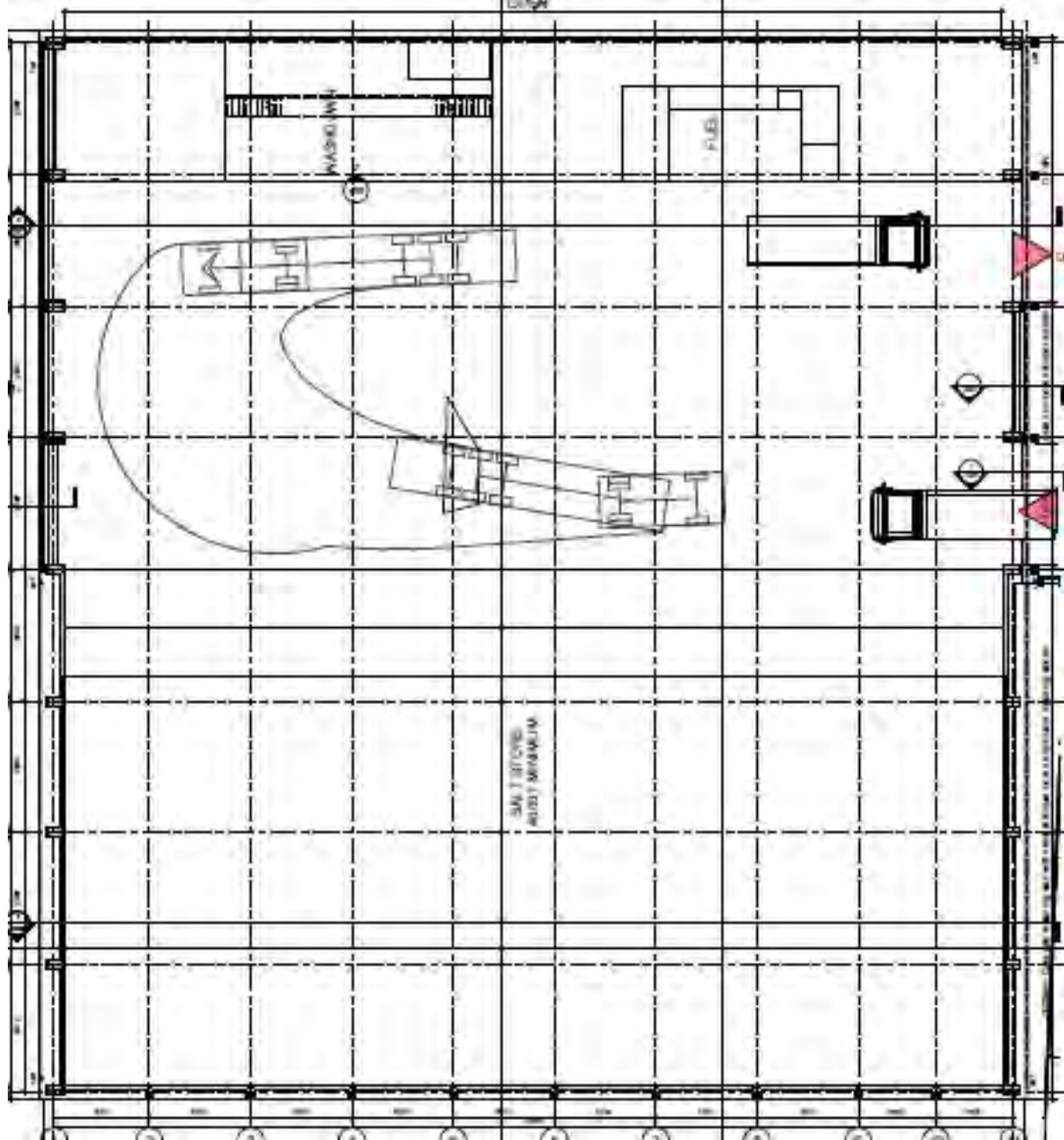


South-East Elevation
1 - 100

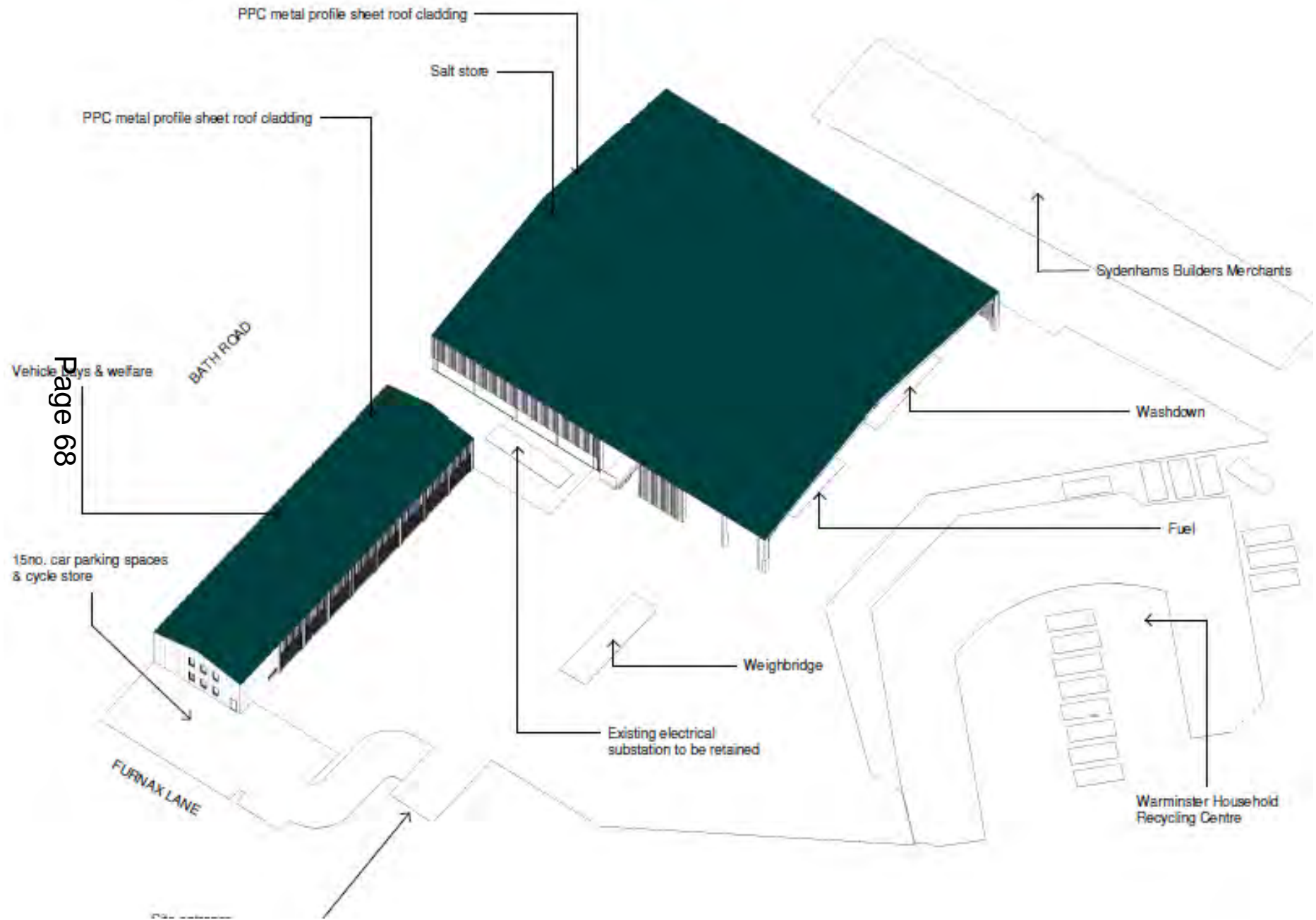
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Proposed Salt Building

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3D Image of Proposal



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Grassden Park

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19/09862/VAR Tricky's Paddock, Brickworth Road, Whiteparish, Salisbury, SP5 2QG

Variation of Condition 3 of Planning Approval 18/09609/VAR to allow an additional pitch and changes to the existing pitch to include for each pitch a static mobile home, a family dayroom and tourer for a family member with associated treatment plant.

Recommendation: Approve with Conditions

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Site Location Plan



Aerial Photography



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Proposed Site Layout Plan



View of site from existing access track



View of existing site from public highway



Layout of existing pitch



Area of extended land for proposed additional pitch





Strategic Planning Committee

13th May 2020