

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 24 AUGUST 2017 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Fred Westmoreland (Chairman), Cllr Richard Britton (Vice Chairman), Cllr Matthew Dean, Cllr Christopher Devine, Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr John Smale and Cllr Trevor Carbin (Substitute)

Also Present:

Cllr Atiqul Hoque

193 **Apologies**

Apologies for absence were received from:

- Cllr Bran Dalton, who was substituted by Cllr Trevor Carbin

194 **Minutes of the Previous Meeting**

The minutes of the last meeting held on 29 June 2017, were presented.

Resolved:

To approve as a correct record and sign the minutes.

195 **Declarations of Interest**

In relation to application 17/03957/FUL - Cllr Richard Britton noted for openness, that he had a historic connection to the current building, as he had been the Assistant General Manager of UK Provident when the building had been built over 30 years ago. As this did not constitute an Interest, he took part in the discussion and vote on the application.

196 **Chairman's Announcements**

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

197 **Public Participation**

The committee noted the rules on public participation.

198 **Planning Appeals and Updates**

The Committee received details of the appeal decisions for the period 16/06/17 to 11/08/17 as detailed in the agenda.

Resolved

That the appeals update for 16/06/17 – 11/08/17 be noted.

Questions

Cllr Green asked for clarity on what steps would now be taken following the outcome of the retrospective application 16/03437/FUL in Fonthill Gifford.

Answer: The Enforcement Officer would write to the offender advising of the need to comply with the original planning consent and give them a period of time to do so within. If they did not comply with it enforcement action would then be taken.

199 **Planning Applications**

200 **17/01402/FUL: 79 Southampton Road, Clarendon**

Public Speakers

Louise Cooper spoke in support of the application

Joanna Rees-Bains spoke in support of the application

The Senior Planning Officer, Warren Simmons introduced the report, which recommended that the application for the replacement of existing structures be approved subject to conditions as listed in the report.

Attention was drawn to the confidential correspondence circulated to Members prior to the meeting and the site visit that had taken place earlier that day.

The site was recognised as a Gypsy and Traveller (G&T) site of 2.6 hectares which was extensively screened by mature trees. Material considerations to be considered were supported by the confidential medical documents.

Members of the Committee then had the opportunity to ask technical questions of the Officer. It was clarified that the Enforcement Team had confirmed there were no outstanding on this site.

Members of the public then had the opportunity to present their view to the Committee as detailed above.

The Unitary Division Member, Cllr Chris Devine then spoke in support of the application, noting that he had originally called in the application, prior to the last Committee meeting, where it had been for consideration as the Officers recommendation then had been for refusal. Further information was needed which is why it was deferred. The application had now come back with an

Officer's recommendation of approval. He added that all the surrounding neighbours were in support of the application.

Cllr Devine then moved Officer's recommendation of Approval subject to the conditions as detailed in the report. This was seconded by Cllr McLennan.

A debate followed where key issues raised included, that this site was well kept and maintained by the applicants.

A detailed explanation of medical concerns had been provided, along with two letters of support from doctors which addressed the relevant medical issues, including specific references to the intended occupier of the bungalow.

The site had been occupied for over 60 years. One of the conditions applied to the recommendation included the restriction of occupancy of the bungalow to those with G&T origin. This would restrict who could live in the bungalow in the future.

The Committee voted on the motion of Approval, subject to conditions.

Resolved

That planning permission be approved in line with Officer's recommendation, with 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:**

**Drawing number DJB/SW/01 (undated), as deposited with the local planning authority on 21.04.17, and
Drawing number 70383297-69608 (dated Jan 2017), as deposited with the local planning authority on 14.03.17, and
Drawing reference 'Proposed bungalow' (floorplans and elevations) (undated), as deposited with the local planning authority on 21.04.17.**

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

- 3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-E**

(inclusive) shall take place on the dwellinghouse hereby permitted or within the curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- 4. The development for which planning consent is hereby granted shall not be permanently occupied by persons other than gypsies and travellers as defined in Annex 1 of Planning policy for traveller sites (DCLG, 2012).**

REASON: Planning permission has only been granted on the basis of the intended occupiers' specific and demonstrated personal medical and family circumstances. It is considered thereby that the normal planning policy requirements (which would otherwise lead to a refusal of the proposed development) should not apply in this case. Should the approved development (at a future time) be no longer needed for the intended occupier(s), the accommodation should remain available to provide accommodation to meet the need for accommodation for gypsies and travellers to avoid a net loss of such accommodation in the local area.

201 **17/03957/FUL: UK House Complex including 79 and 89 Endless Street, Salisbury**

Public Speakers

Mr Venner spoke in objection of the application
Mr Mike Lennard spoke to raise some points
Mrs Barbara Barbour spoke in support of the application
Mr Gian Bendinelli spoke in support of the application
Cllr Jeremy Nettle of Salisbury City Council spoke in support of the application

The Head of Development Management, Mike Wilmott introduced the report, which recommended that the application for the retention & conversion of Belle Vue House to dwelling with self-contained flat. Demolition of all other buildings and erection of: 3 houses & 2 apartments with associated car parking; 24 retirement apartments with communal facilities & car parking; assisted living/extra care accommodation for older people with communal facilities & car parking. Vehicular access to all parts of proposed development via Endless St be approved subject to conditions as detailed in the report.

Attention was drawn to the late correspondence circulated at the meeting.

The development would see the existing structure built 30 years ago, returned to a residential use of the listed building Bellevue house.

The development would be 3.5m lower overall than the previous building, and included 56 off street parking spaces.

The Clubhouse would be demolished. There had been no objections from Highways, as a substantial amount of parking would be provided.

Approval of the development would be subject to the prior completion of a 106 agreement. All accommodation provided within the development would have a restricted age criteria.

Members of the Committee then had the opportunity to ask technical questions of the Officer. It was clarified that SCC request for a second temporary pedestrian crossing during construction would be addressed by Rights of Way during the construction works at the time.

In relation to the existing clubhouse, condition 3 allows for further consideration of a revised more suitable contemporary design to be submitted to the local planning authority for approval in writing.

The 56 parking spaces would be in addition to those allocated for Belle Vue house, which would accommodate the staff parking.

Members of the public then had the opportunity to present their view to the Committee as detailed above.

Salisbury City Councillor, Cllr Nettle spoke in support of the development. Some of the key points he raised included concern surrounding access on the path during development stages. They had suggested a second crossing further down towards the post office during the works.

There had been no reference to any light pollution from the bus depot, that some of the houses may be affected by. Construction works should be limited between the hours of 8.00am – 6.00pm.

The Unitary Division Member, Cllr Atiqul Hoque then spoke in objection to the application, in view of its scale and significance within the context of Salisbury. He added that McCarthy and Stone had agreed in principle to financially contribute towards a local community needs project. Local residents had put forward their wish that a series of murals be incorporated within the St Edmund and Milford Ward. Andrew Guest was aware of this request, which would require approximately a £11k contribution towards the funds the community had arranged.

Cllr Hewitt then moved the motion of approval, in line with Officer's recommendation. This was seconded by Cllr Smale.

A debate followed where key issues raised included, that there was a need for this type of accommodation scheme in the city, however the design of the front of the properties along Castle Street was felt to be dull, with an excessive use of red brick, with no architectural significance to the city. Several Members felt that

the aesthetics could be improved, however the application could not be refused on design grounds alone.

It was noted that there were no access points to the properties from Castle Street, as access would be via Endless Street, which was thought to prevent additional congestion which could have been due to vehicles dropping off on an already congested street.

There has been a huge amount of dialogue between Salisbury City Council, the Civic Society and the developers.

On a drawing of the scale presented on the slides at the meeting, it was difficult to show the level of detail that has been included in the plans. There was articulation on the individual drawings which showed more detail.

The Committee voted on the motion of approval.

Resolved

That planning permission for 17/03957/FUL be Approved subject to the applicant first completing a 'S106' planning obligation – to require financial contributions to be made towards off-site affordable housing provision and refuse collection containers, and that the Associate Director, Economic Development & Planning be authorised to grant planning permission using delegated powers 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 Prior to commencement of the development hereby approved a phasing plan for the delivery of the entire development shall be submitted to the local planning authority for approval in writing. The phasing plan shall divide the site into areas and for each area the planned timing, or phasing, of (where relevant) demolition, conversion and new build works shall be specified. In particular the phasing plan shall specify that the works for the change of use of Belle Vue House will be commenced prior to first occupation of any of the residential units (nos. 2 to 5) forming part of this area of the development. The development shall be carried out strictly in accordance with the approved phasing plan.**

REASON: To ensure the timely delivery of all elements of the development, and in particular the change of use of Belle Vue House which is a listed building, this in the interests of its safeguarding the conservation area and Belle Vue House which are designated heritage assets.

- 3 Notwithstanding the drawings submitted with the application for dwelling no. 1, further drawings for its siting and detailed design (including elevations which should be no less than 1:50 and details for windows,**

doors and eaves (to include sections) at a scale of no less than 1:10) shall be submitted to the local planning authority for approval in writing. Dwelling no. 1 shall then be erected in accordance with the approved further drawings.

REASON: The principle of a low, contemporary-style dwelling to be sited in the area indicated for dwelling no. 1 is accepted. However, the detailed drawings presented thus far for this dwelling are unacceptable in terms of the impact on the conservation area and the setting of the listed building, Belle Vue House. This condition, therefore, effectively 'reserves' the design of dwelling no. 1 for later approval to allow a more sympathetic siting and design to be presented.

- 4 Prior to commencement of the garage/car port building indicated on the site plan to serve Belle Vue House, details of its design/external appearance shall be submitted to the local planning authority for approval in writing. Thereafter the garage/car port building shall be erected in accordance with the approved details.

REASON: The application contains insufficient detail to enable this matter to be agreed at this time, and in the interests of ensuring a satisfactory design adjacent to Belle Vue House.

- 5 With due regard to the Preliminary Site Investigation and Contamination Appraisal Report by ACS Testing Ltd dated 14 March 2017, no development hereby approved (other than demolition and related site clearance works) shall be commenced until a more detailed site investigation and risk assessment is carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance, and a further report detailing the more detailed site investigation and risk assessment shall then be submitted to and approved in writing by the Local Planning Authority.

If the report submitted pursuant to the above indicates that remedial works are required, full details of these works shall be submitted to the Local Planning Authority and approved in writing and thereafter implemented as approved prior to the commencement of the development (other than demolition and related clearance works) or in accordance with a timetable that has also been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the new development taking place.

- 6 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

the parking of vehicles of site operatives and visitors;

loading and unloading of plant and materials;

storage of plant and materials used in constructing the development;

the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

wheel washing facilities;

measures to control the emission of dust and dirt during construction; and

hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

Regarding demolition, these works shall be carried out strictly in accordance with the Method Statement for the Demolition and Strip Out Works by Wessex Demolition & Salvage Ltd dated 11 April 2017.

REASON: A CEMP is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, and dangers to highway safety, during the construction phase.

- 7 Notwithstanding the details set out in the application particulars, no building works shall commence in any particular phase of the development above ground floor slab level until the exact details of the materials to be used for the external walls and roofs in that phase have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the conservation area.

- 8 No walls shall be constructed in any particular phase of the development hereby approved until a sample wall panels, not less than 1 metre square, for that phase have been constructed on site, inspected and approved in writing by the Local Planning Authority. The panels shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the conservation area.

- 9 No building works shall commence on site in a particular phase of the development above ground floor slab level until large scale details of all eaves, verges, windows, (including elevations and sections of the windows, head, sill and window reveal details), external doors, porch columns/capitals/pediments, dormers, projecting bays, parapet capping, chimneys and rainwater goods for that phase have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the conservation area.

- 10 No railings, fences, gates, walls, bollards and other means of enclosure within a particular phase of the development hereby approved shall be erected until details of their design, external appearance and decorative

finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first occupied.

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

- 11 All soft landscaping for a particular phase comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) in that phase or the completion of the development in that phase 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 for the particular phase prior to the occupation of any part of the development within the phase 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.

- 12 Each of the retirement apartments hereby approved shall be occupied only by persons over 60 years of age; or in the case of a couple, only by persons to include one that is over 60 years of age and the other that is over 55 years of age.

The assisted living accommodation hereby approved shall be occupied only by persons over 55 years of age who require care.

REASON: The retirement accommodation and assisted living accommodation and their associated infrastructure, including parking, have been designed for occupation by persons who are in need of such accommodation only and so they are unsuitable for other forms of occupation.

- 13 No demolition, site clearance or development shall commence on site, and no equipment, machinery or materials shall be brought on to site for the purpose of development, until the tree protection measures set out on drawing no. 9160/02 Rev B dated 28/6/17 have been erected and/or put into place in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction -Recommendations"; and, the measures shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work - Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practice.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at

such time, that must be agreed in writing with the Local Planning Authority. No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years]

14 No part of the development hereby approved shall be first occupied until details of the stopping up of all existing accesses to be stopped up, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures for the removal of any dropped kerbs and the re-levelling of the pavements. The stopping up shall take place in accordance with the approved details within three month of the first occupation of any part of the development. Thereafter the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission, and in the interests of highway safety.

15 No part of any phase of the development hereby permitted shall be first occupied until the access, turning area and parking spaces for that phase have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage and car ports for dwelling units 2, 3, 4 and 5 hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

17 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with Environmental Zone 3 (or lower) standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

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

18 The development shall be carried out in accordance with the acoustic specification for glazing set out in the Noise Impact Assessment by Peter Brett Associated dated March 2016.

REASON: To ensure a satisfactory living environment for the occupiers of the development.

19 The development hereby permitted shall be carried out strictly in accordance with the recommendations set out in the Bat Activity Survey by Abbas Ecology dated August 2016.

REASON: To safeguard wildlife interests.

20 Foul and surface water from the site shall be drained in accordance with the 'Conclusions and Recommendations' set out in the Drainage Strategy by Such Salinger Peters Consulting Engineers dated August 2017.

REASON: To ensure satisfactory drainage in accordance with the agreed scheme and in the interests of protecting the wider environment.

21 The development hereby permitted shall be carried out in accordance with the following approved plans:

SO_2335_03_AC_003 E dated 14/06/17 (Location Plan)

SO_2335_03_AC_010 U dated 14/06/17 (Site Plan)

SO_2335_03_AC_110 K dated 14/06/17 (Site Plan)

SO_2335_03_LA_001 J dated 14/06/17 (Landscape Plan)

SO_2335_03_DE_002 / 64004-02 A dated 03/08/17 (Drainage)

SO_2335_03_AC_011 X dated 14/06/17 (Ground)

SO_2335_03_AC_012 T dated 14/06/17 (First)

SO_2335_03_AC_013 S dated 14/06/17 (Second)

SO_2335_03_AC_014 R dated 14/06/17 (Third)

SO_2335_03_AC_015 S dated 14/06/17 (Roof)

SO_2335_03_AC_040 N dated 14/06/17 (Elevations)

SO_2335_03_AC_040_DK02 C dated 14/06/17 (Elevations)

SO_2335_03_AC_041 N dated 14/06/17 (Elevations)

SO_2335_03_AC_042 N dated 14/06/17 (Elevations)

SO_2335_03_AC_043 dated 14/06/17 (Sections)

SO_2335_03_AC_123 D dated 14/06/17 (Dwelling 2)

SO_2335_03_AC_124 D dated 14/06/17 (Dwellings 3 & 4)

SO_2335_03_AC_125 D dated 14/06/17 (Dwelling 5)

SO_2335_03_AC_142 F dated 14/06/17 (Street Scenes)

SO_2335_03_AC_143 E dated 14/06/17 (Street Scenes)

SO_2335_03_AC_120 F dated 18/04/17 (BV House)

SO_2335_03_AC_121 C dated 18/04/17 (BV House)

9160/01 dated 03/16 (Tree Constraints)

9160/02 B dated 28/06/17 (Tree Protection)

'Design Intent' drawings -

SO_2335_03_AC_201 to 211 (Rev Bs) dated 12/06/17

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

22 INFORMATIVE TO APPLICANT:

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging

**Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website
www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.**

23 INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

202 17/01880/FUL: Land adjacent 1 Longhedge Cottages, Longhedge

Public Participation

Robin Reay (agent) spoke in support of the application

The Senior Planning Officer, Warren Simmons introduced the application for Construction of 10 semi-detached houses with associated parking, which was recommended for approval.

This was a Full application following on from a previous Outline application for 4 detached dwellings with detached garages, which had been approved last year. The application was now for five pairs of semidetached dwellings.

One of the conditions listed in the report was to extend the footway, linking up to longhedge.

Attention was drawn to the late correspondence circulated at the meeting, relating to drainage and archaeology. It was noted that the conditions as listed in the report would need to be amended to support that new data, should the application be approved.

Members of the Committee then had the opportunity to ask technical questions of the Officer. It was clarified that the houses would be approximately 9-10m from the rear elevation of the house and the gardens at the rear would have a varying width of around 8m.

The grassed area shown on the bottom of the plan, next to plot 10, was not a communal area, the Officer thought it to be associated with plot 10.

Members of the public then had the opportunity to present their view to the Committee as detailed above.

The Unitary Division Member, Cllr Ian McLennan then spoke in objection to the application, due to due to concerns in respect of the scale of development, visual impact upon the surrounding area relationship to adjoining properties, design (bulk, height, general appearance), environmental/highway impact and car parking. He also noted that the bin lorry seemed to be an issue with Highways as to whether it could access and turn on site.

Cllr McLennan then moved for Refusal, against Officer's recommendation. This was seconded by Cllr Devine.

A debate followed where key issues raised included the scale of the development for the size of the plot. It was suggested that the proposal for 10 dwellings was cramped in comparison to the outline application. It was also noted that compared to the scale of development of the dwellings on the Longhedge site, the proposed dwellings on this development were similar.

The report detailed that there were no issues from Highways and that loss of amenity was not supported.

There had been much debate on the outline application, relating to the possibility of a cycle link going south from the site. Subsequently through discussions with Highways, it had been established that the land concerned was in the ownership of Wiltshire Council, and was therefore not in the applicants control. Any further links on that land would be for the Council to consider in the future, and did not form part of this application.

The Committee voted on the motion of Refusal, against Officer's recommendation. The motion was not carried.

The Chairman then moved the motion of Approval, in line with Officer's recommendation, this was seconded by Cllr Hewitt.

Resolved

That planning permission for 17/01880/FUL be approved, subject to all parties entering into a S106 legal agreement which secures the following:

A financial contribution towards Primary education places of £50,937.00

To then delegate to the Head of Development Management to APPROVE subject to the relevant conditions in line with Officer's recommendation, with the following conditions:

01. 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.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number M293-200 Revision P5 dated Feb'17, as deposited with the local planning authority on 22.06.17, and

Drawing reference 'Proposed site plan, revision F' dated Feb'17, as deposited with the local planning authority on 26.05.17, and

Drawing reference 'Plots 1 & 2 proposed floor plans and elevations, revision B' dated Feb'17, as deposited with the local planning authority on 26.05.17, and

Drawing reference 'Plots 3 & 4 proposed floor plans and elevations, revision B' dated Feb'17, as deposited with the local planning authority on 26.05.17, and

Drawing reference 'Plots 5 & 6 proposed floor plans and elevations, revision B' dated Feb'17, as deposited with the local planning authority on 26.05.17, and

Drawing reference 'Plots 7 & 8 proposed floor plans and elevations, revision B' dated Feb'17, as deposited with the local planning authority on 26.05.17, and

Drawing reference 'Plots 9 & 10 proposed floor plans and elevations, revision B' dated Feb'17, as deposited with the local planning authority on 26.05.17, and

Drawing reference 'Proposed site sections, revision C' dated Feb'17, as deposited with the local planning authority on 26.05.17, and

Drawing reference 'Site location plan, revision C' dated Feb'17, as deposited with the local planning authority on 26.05.17.

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

03. No part of the development hereby permitted shall be first occupied until the turning areas and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

04. No part of the development shall be first brought into use until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 0.9m above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

Reason: In the interests of highway safety

05. No development shall commence on site until details of the access including improved junction radii, kerbs, surfacing (not loose stone or gravel), drainage and an extension to the existing footway have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the access improvements detailed above have been provided in accordance with the approved details.

Reason: To ensure that the development is served by an adequate means of access.

06. No development shall commence on site until a scheme of acoustic insulation for the purposes of preventing the ingress of road traffic noise and noise from the proposed business park has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include details of acoustic glazing and ventilation systems. Any works which form part of the approved scheme shall be completed prior to the premises being occupied and shall be maintained in accordance with the approved details at all times thereafter.

REASON: In the interests of the amenities of future occupiers of the proposed dwellings.

07. No construction work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In order to limit the impact of works on residential amenity

08. No burning of waste shall take place on the site during the construction phase of the development.

REASON: In order to limit the impact of works on residential amenity

09. The programme of archaeological watching brief detailed in the submitted Written Scheme of Investigation (Thames Valley Archaeological Services, 17e17wb, January 2016) will be undertaken in line with that document. The approved programme(s) of archaeological work will be carried out in accordance with the approved details and all post-excavation and reporting completed within six months of the archaeological field work being completed.

REASON: To safeguard the identification and recording of features of archaeological interest.

10. Before development commences, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing

by the Local Planning Authority which secures protection of habitats and species during the construction period, including pollution prevention measures. The development shall be carried out in accordance with the agreed CEMP.

REASON: In order to prevent pollution of the water environment and to protect habitats and species during the construction period so as to limit the impacts of the development.

11. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use/occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

12. The development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works for the creation of an appropriately kerbed, surfaced and finished new section of footway to link the entrance of the application site to the existing surfaced footway along the A345. The occupation of any part of the development shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.

Reason: To ensure the construction of a new section of footway linking the application site to the existing footway along the A345, in the interests of Highway/pedestrian safety and sustainability.

13. No development shall commence on site until details of the external materials to be used for the walls and roofs of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

14. No occupation of the development shall take place until the foul drainage serving the dwellings has been successfully connected to the mains foul sewer.

REASON: To prevent pollution of controlled waters. The site is within a source protection zone 1 and very close to a public drinking water borehole. This condition is necessary to ensure that no pollution of the local groundwater, and thus the borehole, occurs.

203 **Urgent Items**

There were no urgent items

(Duration of meeting: 3.00 - 5.00 pm)

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

Press enquiries to Communications, direct line (01225) 713114/713115