

STRATEGIC PLANNING COMMITTEE

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 11 OCTOBER 2017 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Fleur de Rhé-Philippe (Chairman), Cllr Derek Brown OBE (Vice Chairman), Cllr Clare Cape, Cllr Andrew Davis, Cllr David Jenkins, Cllr Tony Trotman, Cllr Fred Westmoreland, Cllr Ian Blair-Pilling (Substitute), Cllr David Halik (Substitute) and Cllr Graham Wright (Substitute)

60 **Apologies**

Apologies for absence were received from:-

Cllr Ernie Clark, who was substituted by Cllr Graham Wright
Cllr Stewart Dobson, who was substituted by Cllr Ian Blair-Pilling
Cllr Christopher Newbury
Cllr James Sheppard, who was substituted by Cllr David Halik

61 **Minutes of the Previous Meeting**

Resolved:

To confirm and sign as a correct record the minutes of the meeting held on 13 September 2017.

62 **Declarations of Interest**

There were no declarations of interest made at the meeting.

63 **Chairman's Announcements**

There were no Chairman's announcements.

64 **Public Participation**

The rules of public participation were noted.

65 **17/05062/DP3 - Avon Valley College, Recreation Road, Durrington, Wiltshire, SP4 8HH - Extension in two phases to provide classrooms and ancillary space**

Public Participation

Mr D Maytum, a local resident spoke against certain aspects of the application.

The Committee received a presentation from the Case Officer which set out the issues in respect of the application, with a recommendation that Planning permission be granted, subject to conditions.

Members then had the opportunity to ask technical questions after which they heard a statement from a member of the public as detailed above, expressing his views regarding the planning application.

Members then hear the views of Cllr Graham Wright, the local Member, who stated that whilst he supported the development, there were certain aspects of the application in which he had reservations. He appreciated that there was not an ideal route for construction traffic to access the site and considered that the consultation held with the Town Council and local residents was inadequate and confusing. However, he was impressed that the Council was quick to respond to requests for further information. He reported that the Highway Authority had only recently stated that it raised no objections to construction traffic entering and exiting the site via The Ham from the north rather than via Recreation Road to the south of the site. It was noted that the College Principal had given an undertaking to ensure that students would not enter the college site via The Ham and Members requested that notices be erected in the vicinity prohibiting access to the College from The Ham.

During discussion, Members expressed concern that the Construction Traffic Management Plan could not be finalised until a contractor had been appointed and also stressed the need for it to be monitored when agreed by the Planning Authority and implemented. Members were informed that this would be easier to enforce as the applicant was the Local Authority.

Reference was also made to the projected delay in implementing Phase 2 of the development but it was suggested that as this proposal was part of the Army Rebasing Programme, the additional accommodation would be needed quite shortly in order to accommodate children returning abroad and therefore would be constructed promptly. The officers were requested to try and achieve a shorter time scale for the construction of the development.

Cllr Wright also requested that once the construction work had been completed, consideration be given by the Highway Authority to improving conditions in The Ham, including investigation of proposals for designation as a 'Quiet Lane' or similar.

On the proposal of Cllr Andrew Davis, which was seconded by Cllr Derek Brown OBE,

Resolved:

To grant planning permission, subject to the following conditions:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Drawing no.90_01 (Existing Site Plan), received 01.06.17;
Drawing no.90_10 (Proposed Site Plan - Phase 1), received 01.06.17;
Drawing no.90_11 (Location Plan - Phase 1), received 01.06.17;
Drawing no.90_20 (Proposed Site Plan - Phase 2), received 01.06.17;
Drawing no.90_21 (Location Plan - Phase 2), received 01.06.17;
Drawing no.90_30 (Site Sections), received 01.06.17;
Drawing no.SK01 RevC (Phase 1 - Ground Floor Plan), received 01.06.17;
Drawing no.SK02 RevC (Phase 1 - First Floor Floor), received 01.06.17;
Drawing no.SK03 RevC (Phase 1 - Second Floor), received 01.06.17;
Drawing no.SK04 RevC (Phase 1 - Roof Plan), received 01.06.17;
Drawing no.SK10 RevB (Phase 2 Elevations), received 01.06.17;
Drawing no.SK11 RevA (Phase 2 - Whole Elevations), received 01.06.17;
Drawing no.SK12 RevB (Exploded Axonometric), received 01.06.17;
Drawing no.SK13 RevB (Phase 1 Sections), received 01.06.17;
Drawing no.SK14 RevA (Phase 2 Sections), received 01.06.17;
Drawing no.20_05 (Elevations), received 14.08.17;
Drawing no.20_06 (Elevations), received 14.08.17;
Drawing no.BHA_064_02 (Tree Survey & Constraints), received 01.06.17;
Document: Travel Plan (December 2016) (ref DFE No: 8654071), received 14.08.17;
Document: Drainage Strategy Statement Phase 1 & 2 (9th May 2017) by Hydrock received 31.07.17;

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

proper planning.

- 3** No development above slab level shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs 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 area

- 4** The mitigation measures detailed in section 4 of the approved Ecological Assessment [Ecological Impact Assessment (June 2017) by Atkins] shall be carried out in full prior to the first occupation of the development and/or in accordance with the approved timetable detailed in the Ecological Assessment.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

- 5** No development shall commence until:
- a. A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
 - b. The approved programme of archaeological work has been 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, to enable the recording of any matters of archaeological interest.

NOTE: The work should be conducted by a professionally

recognised archaeological contractor in accordance with a written scheme of investigation.

- 6 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:
- a. the movement of construction vehicles;
 - b. mitigation measures to offset the impact of construction traffic on local residents;
 - c. measures to be put in place to ensure the efficient and safe movement of construction traffic along the access route;
 - d. a detailed photographic survey of access route and a timeframe for the repair of any damage to the access route;
 - e. the parking of vehicles of site operatives and visitors;
 - f. loading and unloading of plant and materials;
 - g. storage of plant and materials used in constructing the development;
 - h. details of potentially noisy site equipment such as generators and measures to limit noisy operations;
 - i. wheel washing facilities, where required;
 - j. measures to control the emission of dust and dirt during construction;
 - k. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
 - l. measures for the protection of the natural environment.
 - m. 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.

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, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 7** No development above slab level shall commence on site until a scheme of hard and soft landscaping and a timetable for its implementation has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include
- location and current canopy spread of all existing trees and hedgerows on the land;
 - full details of any to be retained, together with measures for their protection in the course of development;
 - a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
 - all hard and soft surfacing materials;

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, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 8** All soft landscaping comprised in the approved details of landscaping shall be carried out in accordance with the timetable agreed in condition (7) above. 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, from planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 9** Phase 2 of the development hereby permitted shall not be

occupied until the proposed new tennis courts / Multi Use Games Area, as shown on drawing no.90_21, have been provided and made available for use. The tennis courts / Multi Use Games Area shall not be constructed other than substantially in accordance with Sport England Technical Design Guidance Note: Artificial Surfaces for Outdoor Sport 2013.

REASON: In order to ensure new tennis courts are provided in place of the existing ones to be lost as a result of the development.

- 10 Within 9 months of the date of this planning permission, a community use agreement shall be prepared in consultation with Sport England and be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement shall be provided to the Local Planning Authority. The agreement shall apply all sports facilities within the site boundary and include details of pricing policy, hours of use, access by non-educational establish users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to mitigate against the loss of an area of the existing playing field.

Informative: Guidance on preparing Community Use Agreements is available from Sport England www.sportengland.org.

66 **Date of Next Meeting**

Resolved:

To note that the next meeting of the Committee was scheduled to be held on Wednesday 8 November 2017, starting at 10.30am, in the Council Chamber at County Hall, Trowbridge.

67 **Urgent Items**

There were no items of urgent business.

(Duration of meeting: 10.30am - 11.25 am)

The Officer who has produced these minutes is Roger Bishton of Democratic Services, direct line 01225 713035, e-mail roger.bishton@wiltshire.gov.uk

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