

Strategic Planning Committee

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 6 OCTOBER 2021 AT COUNCIL CHAMBER - COUNTY HALL, BYTHESEA ROAD, TROWBRIDGE, BA14 8JN.

Present:

Cllr Howard Greenman (Chairman), Cllr Tony Trotman (Vice-Chairman), Cllr Ernie Clark, Cllr Adrian Foster, Cllr Sarah Gibson, Cllr Carole King, Cllr Pip Ridout, Cllr James Sheppard, Cllr Elizabeth Threlfall and Cllr Robert Yuill

Also Present:

Cllr Stewart Palmen, Cllr Antonio Piazza, Cllr Daniel Cave, Cllr Jane Davies, Cllr Jon Hubbard and Cllr Tony Jackson

27 **Apologies**

Apologies were received from Cllr Christopher Newbury.

28 **Minutes of the Previous Meeting**

The minutes of the meeting held on 16 September 2021 were presented for consideration, and it was,

Resolved:

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

29 **Declarations of Interest**

There were no declarations of interest.

30 **Chairman's Announcements**

There were no Chairman's announcements.

31 **Public Participation**

The rules on public participation were noted.

32 **16/00547/FUL: Land to the West of Drynham Lane and to the East of Eagle Park, Southview Farm, Drynham Lane, Trowbridge**

Public Participation

Jody Hawkes spoke in objection to the application
Stephen Cooper spoke in objection to the application.
Tony Jones spoke in support of the application.
Alexander Bullock spoke in support of the application.
Lance Allen representing Trowbridge Town Council spoke in objection to the application.

Andrew Guest, Major Projects & Performance Manager, presented a report which recommended that planning permission be refused for the provision for 91 dwellings, ecological mitigation and associated infrastructure including roads/footpaths, bridge, cycleway, garages and sub-station.

Key details were stated to include the principle of residential development at the site, highway safety, residential amenity, ecology, drainage and infrastructure provision.

The officer referred the Committee to the agenda report and took them through the slides for the application. It was noted that for planning purposes, the application site formed part of the much wider 'Ashton Park Urban Extension' allocated site. The allocation was for c. 2,600 dwellings, employment land and related infrastructure.

Particular attention was given to the access for the site to construction traffic and permanently through the Southview estate, Toucan Street and Sparrow Street which were minor residential roads. The Highways Officer raised objections to the application due to the inadequacies of the residential roads within these estates to accommodate additional traffic, and in particular construction traffic, leading to potential safety and amenity issues. Many objections had also been received regarding this aspect of the proposal.

As a standalone site with an independent vehicular access via the adjacent suburbs, the proposal was not considered to be acceptable as it would change the character of these suburbs and the dynamics of their communities, to the detriment of residential amenity and, potentially, highway safety. Therefore, the application was recommended for refusal.

No technical questions were asked of the officer.

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

The unitary division member, Councillor Daniel Cave, spoke in objection to the application. Cllr Cave stated that he was not objecting to the new housing being built but to the inappropriate highways access. It was stated that large vehicles had been brought through the residential estate in the past which had caused problems. Part of the proposed traffic management plan included temporarily stopping residents parking outside their homes, which was considered unacceptable. It was stated that route would become a rat run to the over 2000 dwellings allocated for the 'Ashton Park Urban Extension'. Many locals objected

to the application and Cllr Cave urged the Committee to refuse the application on Highways grounds.

Cllr Ernie Clark proposed a motion to refuse the application for the reasons stated at pages 29-30 of the report, as per the officer recommendation. This was seconded by Cllr Pip Ridout.

A debate followed where comments from Members included that there was a lack of a master plan for this site, which was far from ideal. That it was understood that planning permission would likely be granted at some point on the site due to its allocation, but that the highways concerns raised meant this application should be refused. Members also stated that the report gave clear reasons for refusal and the Committee should follow the expert opinions given. Lack of engagement from the developers was also raised as a concern. The shortfall in the five year land supply was raised, however it was felt that one should not redress this with developments that were not master planned and with such issues as those raised in relation to this application.

At the conclusion of the debate, it was,

Resolved:

That planning permission be refused for the following reasons:

- 1. The application site forms part of the wider 'Ashton Park Urban Extension' strategically important site, as defined by Core Policy 2 (Delivery Strategy) and Core Policy 29 (Spatial Strategy for the Trowbridge Community Area) of the Wiltshire Core Strategy. These policies state that the strategically important sites will be brought forward through a master-planning process agreed between the community, local planning authority and the developer.**

In isolation a masterplan has been prepared for the wider part of the Ashton Park Urban Extension strategically important site. Also in isolation, a comprehensive Design and Access Statement incorporating parameter plans has been prepared as part of this planning application for the application site. Together the Ashton Park Urban Extension masterplan and this planning application's Design and Access Statement 'Movement' parameter plan make provision for a road connection between the two sites.

However, the plans, and in particular the Design and Access Statement for the application site, are silent on related considerations which are critical to this road connection and the comprehensive development of the Ashton Park Urban Extension – specifically, the timing of when, and the method of how, the connection between the two sites would be achieved. Without these matters being addressed – in the form of an integrated master plan, or as an addendum to the existing Ashton Park Urban Extension masterplan – the planning application is considered to be both incomplete and premature.

This is contrary to the intentions Core Policy 2 and Core Policy 29 of the Wiltshire Core Strategy and paragraph 8 of the National Planning Policy Framework.

- 2. To enable the proposed development to function in isolation of the wider Ashton Park Urban Extension, a second vehicular connection is proposed between the application site and the now established residential suburbs of Trowbridge to its north side, at Lower Studley. The connection would be to an existing residential cul-de-sac, Toucan Street, with access beyond this via lower key secondary roads. Toucan Street in particular is a minor highway serving low numbers of residential properties. Its design and layout, and the way in which it functions and is used by its residents, reflects its intended purpose.**

In view of the minor status of these residential roads, the proposal to connect the application site to Toucan Street to create an access 'through-road' for the vehicles of the owners of the 91 proposed dwellings and for, at least in the short term (c. 3.5 yrs), the construction traffic associated with the build of the proposed development, would have a detrimental impact on the character of these roads and the neighbourhoods through which they pass. The additional traffic would change the dynamics of these neighbourhoods, to the detriment of the amenities of the residents, and potentially to the detriment of highway safety.

This is contrary to Core Policy 57 (points (vi), (vii), (ix) and (xiv)) ('Ensuring high quality design and place shaping') and Core Policy 61 ('Transport and new development') of the Wiltshire Core Strategy, and paras. 8, 92, 110, 111, 126 and 130 of the National Planning Policy Framework.

- 3. The proposal does not make provision for essential infrastructure made necessary by the planned development – specifically, affordable housing, education facilities, open space, essential highway works, waste collection facilities, ecology mitigation and public art. This is contrary to Core Policy 3 ('Infrastructure Requirements'), Core Policy 43 ('Providing affordable homes'), Core Policy 50 ('Biodiversity and geodiversity') and Core Policy 61 ('Transport and new development').**

4. INFORMATIVE:

Reason for refusal no. 3 may be addressed by the completion of a legal agreement (a 'S106 agreement'), in the event of an appeal.

33 PL/2021/06782: Silverwood School, Rowde, Devizes

The Chairman stated that the Committee were not determining the whys and wherefores of SEND provision, as that had been determined previously, but were just to determine the application before them.

Public Participation

Anthony Dixon spoke in support of the application.

Sean McKeown spoke in support of the application.

Cllr Jane Davies spoke in support of the application.

Andrew Guest, Major Projects and Performance Manager presented a report which recommended that subject to Natural England first agreeing the Appropriate Assessment required by the Habitat Regulations, that the application be approved, subject to the conditions as listed at pages 140 – 144 of the agenda, with conditions 5, 6 and 7 being replaced by the conditions in agenda supplement 2 for the proposed development of Silverwood School, extending the existing Rowde Campus (formerly Rowdeford School) to provide a high quality SEND school campus for 350 students including the construction of a new two storey education building with new Hydrotherapy Pool, teaching classrooms and Main Hall, the development of existing buildings, new all-weather sports pitch, new playing fields, on-site parking, landscaping, ecological enhancements and associated works.

The officer explained that as stated in the report the application was coming to the Committee in the interests of transparency of decision making as it was a Wiltshire Council application.

The application was to develop the existing school to provide a high-quality SEND permanent school campus for 350 students as described above. There had been concerns raised regarding the impact on ecology at the site, however the Wiltshire Council ecologist was happy with the proposed mitigation as there would be a net gain.

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

Details were sought on the lifts within the two-storey building and whether an impact assessment had been undertaken as required by the Equalities Act 2010. The officer stated that these were matters for buildings regulations rather than the planning application, it was also explained that the upstairs rooms would not be used as classrooms but as staff facilities. The officer confirmed that there was not an impact assessment with the planning application, but there was no requirement for one at this stage, it would come later under the building regulations, and the building had been designed with access in mind. The Chairman suggested that if the Committee were minded to approve the application, an informative could be added to ensure these points were considered. The officer confirmed that this would be possible.

In response to a question regarding how many EV charging points the site would have it was stated that there would be EV charging points, but exact numbers were not known. Details were sought on the sports facilities and it was explained that the site would have a kick about area and a full suite of sports facilities.

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

A debate followed where the Committee discussed at length the carbon footprint of the building, the aim for operational net zero carbon and the possibility of adding a condition requiring this if the Committee approved the application, possibly using a recognised assessment system such as the passive house standard or Breeam. The Committee sought the opinion of the officer who explained that the applicant stated that the new build would be a net zero carbon operation, and, in any event, this would be covered by Wiltshire Councils policies, so the condition was not required. It was also explained that to change to using an outside assessment system at this point would be difficult as the external assessors would have needed to be involved from the design phase and budgets were already set. However, reassurance was given that the project would be net carbon zero. Some Councillors suggested an informative rather than a condition, or that the condition just stipulate that the building be net zero carbon.

The Chairman proposed a motion to approve the application with conditions as per the officer's recommendation as detailed in the agenda and agenda supplement. With the addition of an informative to cover the lifts, accessibility and impact assessment and a condition that the building be net carbon zero. Final wording of the additional informative and condition would be delegated to the planning officer. This was seconded by Cllr Sarah Gibson. It was,

Resolved:

That subject to Natural England first agreeing the Appropriate Assessment required by the Habitat Regulations, that the application be approved, 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. In respect of the new Main Block hereby approved no works of construction above ground floor slab level shall commence until details of the materials to be used for the external walls and roofs have been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved materials.**

All other elements of the development hereby approved involving alterations or extensions to existing buildings shall use external materials which, as far as practicable, match the materials used in the existing buildings.

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

- 3. All soft landscaping 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) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.**

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

- 4. 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 tree protection measures are put in place in accordance with the details set out in the Arboricultural Impact Assessment report by Barton Hyett Associates dated May 2021, and;**

The protective fencing shall be erected in accordance with the approved details. The protective fencing 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 practise.

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 from the first occupation or the completion of the development, whichever is the later].

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

5. Notwithstanding the details set out in the application particulars, no development shall commence until a scheme to ensure safe entry and exit for all construction traffic has been submitted to and approved in writing by the local planning authority. Thereafter, and at all times, construction traffic shall be managed strictly in accordance with the approved scheme for the duration of the construction works.

REASON:
In the interests of highway safety.

6. The new school buildings hereby permitted shall not be brought into use until a School Travel Plan based on the submitted Draft Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The School Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from these results.

REASON:
In the interests of road safety and reducing private car movements to and from the school.

7. Prior to the school buildings hereby permitted being first brought into use, the vehicle parking and turning areas shall have been provided with the individual parking spaces being demarcated, and the areas shall thereafter be maintained and kept available for the parking and turning of vehicles.

REASON:
In the interests of safe and convenient use of the development.

8. Prior to the school buildings hereby permitted being first brought into use, the cycle parking spaces shall have been provided, and shall thereafter be maintained and kept available for the parking of cycles.

REASON:

In the interests of safe and convenient use of the development.

9. Prior to the school buildings hereby permitted being first brought into use, the access drive shall have been widened and altered as detailed on plan number NWS-AHR-V4-ZZ-DR-L-100011-CO1-A3

REASON:

In the interests of safe and convenient access to the school.

10. Prior to the school buildings hereby permitted being first brought into use small areas of hardstanding, high bus access kerbs, flag signs and bus shelters shall have been provided to either side of the A342 near to the school access, in accordance with details to be first submitted to and approved by the Local Planning Authority.

REASON:

In the interests of providing safe and convenient access to public transport for users of the development.

11. Following completion of the development at no time shall the northern entrance to the site be used for access or egress by general traffic accessing or egressing the school other than those movements associated with the use of the 'Headteachers Cottage'. Use of the northern entrance shall be by owners/occupiers and visitors to 'Rowdeford Lodge' and owners/occupiers and visitors to the 'Headteachers Cottage', and agricultural and grounds maintenance vehicles only.

REASON:

In the interests of ensuring appropriate access to and from the school development.

12. Prior to the school buildings hereby permitted being first brought into use the carriageway and footway improvements outlined on PFA plan number W595/03 (Transport Assessment Appendix H) shall have been constructed in accordance with full details to be first submitted to and approved by the Local Planning Authority.

REASON:

In the interests of safe and convenient access to and from the proposed development.

13. No external lighting shall be installed and/or operated on-site other than in accordance with the External Lighting Statement for Planning (RevC01) by Method Consulting and related drawings (External Lighting Levels - Typical (NWS-MET-ZZ-ZZ-DR-E-630115 A3-C01); External Lighting Levels - All New Fittings, including Escape Only (NWS-MET-ZZ-ZZ-DR-E-630114 A3-C01)). 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.

- 14.**The development shall be carried out in accordance with the 'Mitigation Requirements' set out in the Flood Risk Assessment and Hydraulic Modelling Report by Hydrock dated 30 March 2021.

REASON: To accord with the terms of the application and to safeguard the development from any possible flood risk.

- 15.**The development hereby approved shall be carried out and latterly operated strictly in accordance with the 'Embedded Mitigation Measures' set out in the Ecological Impact Assessment (J00405 Version 1.0) by Johns Associated dated May 2021, including the 'Integrated & Embedded Ecological Mitigation and Enhancement Masterplan' (J00405-019 dated 21/05/2021). Where additional surveys are required these shall be carried out in accordance with the 'Additional Surveys, Mitigation and Compensation Requirements' section of the Ecological Impact Assessment.

REASON: To ensure the ecology interests of the site are suitably protected and enhanced.

- 16.**No development shall commence on site (including any works of demolition), until a Construction Environmental Management Plan, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- h) measures for the protection of the natural environment;
- i) hours of construction, including deliveries;
- j) procedures for maintaining good public relations including complaint management, public consultation and liaison;

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: 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.

17. Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.

b) Working method statements for protected/priority species, such as nesting birds and reptiles.

c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the pre-construction/construction related elements of strategies only.

d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.

e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

The CEMP will update the draft version submitted with the planning application.

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

18. Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the

development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

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

19. Prior to the commencement of the works for the widening of the existing driveway from the south entrance, details of proposed materials for the final surfacing shall be submitted to and approved in writing by the LPA, including details of any proposed kerbs. The final surfacing shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory appearance is achieved for the driveway to protect the setting of the Listed buildings and the associated parkland.

20. The new car parks approved as part of the development hereby approved shall not be first used for the parking of vehicles until electric vehicle charging points have been installed in accordance with the details set out in the Transport Assessment by PFA Consulting dated May 2021. In addition, and also prior to first use of the new car parks, provision shall be made for all required ducting and electrical infrastructure necessary to allow for further EV charging points (for a minimum of 1 in 10 spaces) should demand increase.

REASON: To comply with the terms of the planning application and to future proof the development, in accordance with the climate change adaptation expectations of Core Policy 41 of the Wiltshire Core Strategy.

21. The new 'main block' element of the development hereby approved shall be constructed in accordance with the 'Part L & Overheating Report' prepared by Wilmott Dixon, dated January 2021.

REASON: To ensure the building achieves 'net zero carbon' in operation and to comply with the climate change adaptation expectations of Core Policy 41 of the Wiltshire Core Strategy.

22. The development hereby permitted shall be carried out in accordance with the plans listed in the attached schedule of approved plans.

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

23. INFORMATIVE:

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery**
- wheel washing and vehicle wash-down**
- oils/chemicals and materials**
- the use and routing of heavy plant and vehicles**
- the location and form of work and storage areas and compounds**
- the control and removal of spoil and wastes.**

24. INFORMATIVE:

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered.

25. INFORMATIVE

The applicant is requested to ensure that, as necessary, the project accords with the Public Sector Equality Duty.

34 PL/2021/07229: Melksham House, 27 Market Place, Melksham

Public Participation

No members of the public spoke to the application.

Andrew Guest, Major Projects and Performance Manager, presented a report which recommended that planning permission be granted with conditions for the renovation of Grade II Listed Melksham House, with demolition of modern single storey extensions to rear and construction of a new roof extension to provide internal lift access.

The officer explained that as stated in the report the application was coming to the Committee in the interests of transparency of decision making as it was a Wiltshire Council application.

Key considerations were stated to include the following the principle, the heritage impacts, highway safety and residential amenity.

Members of the committee then had the opportunity to ask technical questions of the officer. In response the officer stated that there were 47 parking spaces and 4 of these would have an EV charging point and at present there was no planning policy regarding provision of EV charging points. It was explained however that the infrastructure (cabling and trunking) for up to 10 EV points would be installed so there was the possibility that more could be added. In

response to further questions the officer stated that there were no highways objection to the application and that conditions regarding demolition would form part of the listed building consent.

The unitary division member, Cllr Jon Hubbard, spoke in support of the application. He spoke first in representation of Malmesbury Town Council who were in favour of the application. There were questions raised regarding whether the EV points would be phase 3 electrics, which were super-fast. This was something the Town Council would like to see. Speaking next in his role as unitary division member, Cllr Hubbard stated that he supported the application and wanted the building brought back in to use, in a viable and sustainable way.

In response to statements the officer stated that an informative could be added encouraging the use of phase 3 super-fast EV charging points. There was currently no policy covering this so a condition could not be added.

The Chairman proposed a motion to approve the application, with the conditions at pages 161-164 of the agenda, as per the officer recommendation, with the addition of an informative regarding super-fast EV charging points, the final wording of which would be delegated to the officer. This was seconded by Cllr Pip Ridout.

At the conclusion of the debate, it was,

Resolved:

That planning permission be granted 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:**

**10106L(9)001 - Location Plan
10106L(9)002G - Proposed Site Plan
10106L(9)003 - Proposed Site Plan Demolition
10106L(0)010A - Proposed Ground Floor Demolition Plan
10106L(0)011A - Proposed First Floor Demolition Plan
10106L(0)012A - Proposed Second Floor Demolition Plan
10106L(0)001C - Proposed Ground Floor
10106L(0)002 - Proposed First Floor
10106L(0)003 - Proposed Second Floor
10106L(0)007 - Proposed Roof Plan
10106L(0)020A - Proposed Elevations**

10106L(0)021A - Proposed Elevations
10106L(0)022A - Proposed Elevations
10106A(3)001A - Detailed Sections New Glazed Doors
10106L(0)006 - Proposed Sections

18665-HYD-00-XX-SK-C-7720 P02 - Swept Path Analysis
18665-HYD-00-XX-SK-C-7721 P02 - Swept Path Analysis

Tree Protection Plan
External Services Strategy
Melksham House - Schedule of Repairs - Rev A
Design & Access Statement

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

3. No development shall commence on site until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following:

- The movement of construction vehicles;
- The cutting or other processing of building materials on site;
- Wheel washing and vehicle wash down facilities;
- The transportation and storage of waste and building materials;
- The recycling of waste materials (if any)
- The loading and unloading of equipment and materials
- The location and use of generators and temporary site accommodation
- Hours of activity including delivery of materials to the site.

The construction/demolition phase of the development shall be carried out fully in accordance with the construction management plan at all times.

REASON: To safeguard amenity and highway safety.

4. 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 tree protection measures are put in place in accordance with the "BS5837:2012 Arboricultural Report and Final Method Statement" by Alan Engley dated 25 June 2021 and the related Tree Protection Plan dated June 2021 which forms part of the planning application, and;

The protective fencing 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 practise.

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 from the first occupation or the completion of the development, whichever is the later].

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

5. The development hereby approved shall not be first used until a scheme of hard and soft landscaping 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;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure (including for the ASHP enclosure and any bin store(s));
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting, CCTV etc);
- retained historic landscape features and proposed restoration, where relevant.

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

6. All soft landscaping 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) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

7. 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 the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication "The Reduction of Obtrusive Light" Guidance Note 01/21 (reference GN01/21), 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.

8. The development shall be carried out strictly in accordance with the mitigation and enhancement measures specified in the Ecological Assessment by Ethos Environmental Planning dated June 2021.

REASON: To safeguard wildlife.

9. No works will commence on the drainage scheme until a detailed proposal has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure satisfactory drainage of the site in the interests of amenity and safety.

- 10.** Installation of the air source heat pump units shall not commence until a Microgeneration Certification Scheme (MCS) accredited installer has demonstrated the Air Source Heat Pump (ASHP) external units will meet the requirements of the MCS Planning Standard; and the ASHP will produce a noise level of no more than 42dB LAeq (5mins) at the nearest bedroom/lounge window when operating; through source noise level data, distance attenuation and screening calculations etc. MCS compliance certification must be submitted to the LPA within 3 months of installation.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 11.** No ground works shall commence on site until an archaeology watching brief has been arranged to be maintained during the course of such works. The watching brief shall be carried out in accordance with a written specification which shall have been first agreed in writing by the Local Planning Authority, by a professional archaeologist or an organisation with acknowledged experience in the recording of archaeology which is acceptable to the Local Planning Authority.

In the event that excavations deeper than 0.4m below existing ground level are required for the photovoltaic panels in the new community garden, then a Written Scheme of Investigation (WSI) shall be prepared for this area, and submitted to the local planning authority for approval in writing. Thereafter development in this area shall be carried out in accordance with the approved WSI.

REASON: The application contains insufficient information to enable this matter to be considered prior to granting of planning permission and 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 safeguard the identification and recording of features of archaeological interest.

- 12.** No part of the development hereby permitted shall be first brought into use until the access, turning area 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.

- 13. INFORMATIVE:**

For the electric vehicle charging points, the applicant is encouraged to install 'super-fast' charging facilities, this to meet the likely requirements of the future users of Melksham House.

35 **Urgent Items**

There were no urgent items.

(Duration of meeting: 10.30 am - 12.10 pm)

The Officer who has produced these minutes is Tara Shannon of Democratic Services, direct line 01225 718504, e-mail tara.shannon@wiltshire.gov.uk

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