

## Southern Area Planning Committee

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**MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 16 MAY 2024 AT THE PUMP ROOM - THE OLD FIRE STATION ENTERPRISE CENTRE, 2 SALT LANE, SALISBURY, SP1 1DU.**

**Present:**

Cllr Andrew Oliver (Chairman), Cllr Sven Hocking (Vice-Chairman),  
Cllr Richard Budden, Cllr Sam Charleston, Cllr Brian Dalton, Cllr George Jeans,  
Cllr Nabil Najjar, Cllr Bridget Wayman and Cllr Rich Rogers

**Also Present:**

Cllr Paul Sample

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16 **Apologies**

Apologies were received from:

Cllr Ian McLennan  
Cllr Charles McGrath

17 **Minutes of the Previous Meeting**

The minutes of the meeting held on 14 March 2024 were presented.

**Resolved:**

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

18 **Declarations of Interest**

There were no declarations of interest.

19 **Chairman's Announcements**

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

20 **Public Participation**

The committee noted the rules on public participation.

21 **Planning Appeals and Updates**

The committee received details of the appeal decisions as detailed in the agenda.

It was;

**Resolved:**

**To note the Update Report**

22 **Application Number: PL/2024/00694, Rear of Newhaven, Larkhill Road, Durrington**

**Public Participation**

Mr Steven Morley spoke in objection to the application

Mr Jonathan Hook spoke in support of the application

The Planning Officer, Hayley Clark, introduced a report which recommended that the application for Change of use of land and building adjoining Newhaven, Larkhill Road, Durrington from a vehicle repair workshop to a mixed use of a vehicle repair workshop and for the storage and distribution of logs be approved.

Key details were stated to include the principle of development including planning history, design and scale, impact to the amenity of the area, parking/highway safety.

The Officer noted that it was a retrospective application, as logs were already being stored on site.

There were no technical questions of the officer by members.

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

The Unitary Division member was not in attendance to make a statement to the Committee.

Cllr Sven Hocking then moved a motion of Approval, in line with Officer recommendation. This was seconded by Cllr Rich Rogers.

A debate followed where the issue of creeping industrialisation, the current permissions for use of the site, the mixture of residential and industrial in the area and the reason why the application was retrospective, in that the owners had already started storing and processing logs on the site prior to a change of use.

It was clarified that the site currently has permission for use as a vehicular garage.

The Committee discussed the conditions at length, specifically those which would restrict the hours of operation, the amount of lorry deliveries and external lighting.

There was no objection from Highways due to the restriction on deliveries.

It was confirmed that log processing has stopped on site and that only storage and distribution of the logs was now taking place. The Committee requested that if approved, Condition 8 be amended to clarify that no log processing was to take place on the site.

The original mover of the motion, Cllr Sven Hocking agreed to the amended condition 8. This was seconded by Cllr Rich Rogers.

At the close of debate, the Committee voted on the motion of Approval in line with Officer recommendation, subject to additional wording to Condition 8 to state there would be no log processing on site.

It was;

### **Resolved**

**That planning permission for application PL/2024/00694 be Granted as per the officer recommendation, 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:**

**Location plan received 23/01/2024**

**Design and access statement received 31/01/2024**

**Plan showing area of log storage received 07/05/2024**

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

**3. Notwithstanding the approved plans the log storage and distribution use hereby permitted shall only take place between the hours of 9am and 5pm from Mondays to Fridays and shall not take place at any time on Saturdays, Sundays and Bank or Public Holidays. The motor vehicle repair use shall only take place between the hours of 9am and 5pm from Mondays to Fridays and 8am to 1pm on a Saturday and shall not take place at any time on Sundays and Bank or Public Holidays.**

**REASON: To ensure the retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area**

**4. Notwithstanding the approved plans, the use as log storage and delivery shall be limited to a single delivery of new logs to the site per**

calendar month from a vehicle not exceeding 3.5 tons gross loaded weight. The delivery and despatch of goods to and from the site shall be limited to the hours of 9am and 5pm on Mondays to Fridays only.

**REASON:** To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

**5. The crates of logs to be stored within the outside yard area hereby permitted shall be stacked no more than two crates high (a maximum of 2.40metres above ground level) and shall not be stored within 5 metres of the eastern boundary of the site as shown on the submitted plan received 07/05/2024.**

**REASON:** To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

**6. There shall be no burning undertaken on site at any time other than in the wood burner installed inside of the workshop.**

**REASON:** In the interests of the amenity of the area.

**7. External lighting shall only be in operation within the application site as defined by the red line shown on the submitted location plan during the agreed hours of use set out in condition 3 of this consent.**

**REASON:** In the interests of the amenity of the area.

**8. The mixed use hereby permitted shall for Class B2 use for Motor repairs only and Class B8 use class for log storage and distribution only, and for no other uses within Use Class B2 and Class B8, as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). There shall be no processing or cutting up of logs on site at any time.**

**REASON:** In the interests of the amenity of the area.

23 **Application Number: PL/2023/10726, Salisbury East Goods Yard, (former Eastern Sidings), Adjacent to Royal Mail Delivery Office off Fisherton Street, Salisbury, SP2 7QP**

Public Participation

No registered speakers.

The Senior Planning Officer, Joe Richardson, introduced a report which recommended that the application for Provision of car parking facility close to station to support redevelopment of forecourt to front of Salisbury Railway Station, providing a temporary car park facility for maximum of three years for

use by passengers, with creation of 89 no. parking spaces for passenger use and 8 no. spaces marked out for Royal Mail use be approved.

Attention was drawn to the access to the site via Fisherton Street, with vehicles exiting on to Spire View and back round on to Fisherton Street.

The application was for a 3-year period to facilitate the station forecourt works in conjunction with highways and southwest railway.

Key details include the principle of development including planning history, design and scale; Impact to the amenity of the area, ecological Impact including the River Avon SAC and New Forest SPA; parking/highway safety; drainage/land contamination;

Members of the committee then had the opportunity to ask technical questions of the officer. Details were sought on the Master Plan for the station works, in relation to whether a 3 year temporary permission was enough time for the redevelopment of the station forecourt to be completed.

The Officer also set out the planning history of the site, confirming that there was no planning permission on the site at present.

It was noted that there were no objections from the Landscaping Officer and that if approved, after the 3-year period expired the applicant would be required to reinstate the land to a brown site, with a scheme to be provided to the council for reinstatement.

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

The unitary division member, Councillor Paul Sample then spoke in objection to the application, noting areas of concern which had been raised by local residents to the site.

The main issues noted included the impact on residents due to the clearing of the site of established flora and fauna, and the wildlife living within. It was stated that until recently the growth had acted as a buffer from the site and from what would subsequently occur if planning permission was approved.

If the application was approved, the Division Member asked whether amendments could be made to require the applicant to reinstate the removed planting and fence to the north of the site.

Cllr Sven Hocking moved the motion of approval in line with officer recommendation with an amendment to the conditions which would increase the implementation of larger more substantial planting and the re-installation of the fence to the northern boundary of the site.

The Officer clarified that the site was a derelict brown field site which had previously left to become overgrown, there had not been any associated

planting on the site. The application also included the reinstatement of a fence to the northern boundary.

The motion was seconded by Councillor Nabil Najjar.

A debate followed where the committee discussed planting timeframes and seasons, and the implementation of fencing at the start of the development.

The Officer confirmed that an amendment to condition 17 could be made to require the erection of the fencing on the northern boundary to the same time as the commencement of works.

Cllr Sven Hocking, as the original mover of the motion and Cllr Nabil Najjar agreed to the amendment to the conditions as set out by the Officer.

The Committee then voted on the motion of approval in line with Officer recommendation, subject to amended conditions 11 and 17 as discussed.

### **Resolved**

**That application PL/2023/10726 Salisbury East Goods Yard, (former Eastern Sidings), Adjacent to Royal Mail Delivery Office off Fisherton Street, Salisbury, SP2 7QP, be Granted subject to the following conditions:**

**Conditions: (17)**

**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:**

**DWG No: SAL-AHR-S1-00-DR-A-08100 Rev C Site Location Plan Date Received 03.01.24  
DWG No: SAL-AHR-S1-00-DR-A-90600 Rev B Proposed Line Marking and Signage Plan Date Received 07.12.23**

**DWG No: 157905/2010 Rev A Retaining Wall Details Date Received 07.12.23**

**DWG No: 157905/2011 Rev A Section A-A Drainage Trench Plan Date Received 07.12.23**

**DWG No: 4923/SAL/ELEC1 Proposed Lighting Plan Date Received 07.12.23**

**DWG No: SAL-AHR-S1-00-DR-A-90900 Rev B Proposed Sections, A-A, B-B and C-C Date Received 07.12.23**

**DWG No: SAL-AHR-S1-00-DR-A-09700- Rev C Proposed Demolition and Setting Out Plan Date Received 03.01.24**

**DWG No: SAL-AHR-S1-00-DR-A-20000 Rev G Proposed Site Layout Plan Date Received 03.01.24**

**DWG No: SAL-AHR-S1-00-DR-A-09800 Rev D Proposed HGV Swept Path Analysis Plan Date Received 03.01.24**

**DWG No: 157905/2001 Rev C Proposed Pavement Layout Plan Date Received 03.01.24**

**DWG No: 157905/2006 Rev B Proposed Site Levels Plan Date Received 03.01.24**

**DWG No: SAL-AHR-S1-00-DR-A-09200 Rev C Proposed Fencing Layout and Boundary Plan Date Received 03.01.24**

**DWG No: 157905/2004 Rev D Proposed Drainage Layout Plan Date Received 03.01.24**

**Ecology Consultation Response undertaken by AHR dated April 2024 Date Received 29.04.24 DWG No: SAL-AHR-S1-00-DR-A-20040 Proposed Landscaping Plan Date Received 29.04.24 DWG No: 574273 LL R4 Proposed Lighting Layout Plan Date Received 29.04.24**

**REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.**

**3 The use of the land for the car park hereby permitted and all associated infrastructure and paraphernalia shall cease/be removed from the land in its entirety within three years of the car park first coming into use/operation. Within 6 months of the car parking first coming into use, a restoration scheme to include a scheme of works for the re-landscaping of the land following cessation of the use shall be submitted to the Local Planning Authority. All restoration works shall be carried out in accordance with the approved scheme and to the agreed timings.**

**REASON: In the interests of amenity, in order to secure the restoration of the land upon removal/extinguishment of the use for which permission can only be justified on the basis of a special temporary need.**

**4 No part of the proposed entrance and exit height barriers shall be erected above or on the public highway.**

**REASON: To prevent unauthorised structures within the public highway.**

**5 Prior to the development hereby permitted being first brought into use the pedestrian refuge detailed in the Transport Statement at Appendix C shall have been provided.**

**REASON: In the interests of highway safety.**

**6 At all times while the development hereby permitted is operational the entrance off Fisherton Street shall be clearly signed as ENTRANCE ONLY and the exit to Spire view shall be clearly signed as EXIT ONLY.**

**REASON: In the interests of safe and convenient operation of the car park.**

**7 The car parking spaces within the car park shall be demarcated and the relevant directional road marking arrows and road markings as detailed on DWG No: SAL/AHR/S1/00/DR/A/20000/G shall be provided before the proposed development hereby permitted is first brought into use.**

**REASON: In the interests of safe and convenient operation of the car park.**

**8 The access to the car park from Fisherton Street and the exit from the car park to Spire View shall both be laid out as detailed on DWG No:**

**SAL/AHR/S1/00/DR/A/20000/G before the proposed development hereby permitted is first brought into use.**

**REASON: In the interests of highway safety.**

**9 Before the first use of the lighting scheme hereby approved, the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E3 or better in the ILP document "Guidance Notes for the Reduction of Obtrusive Light - Guidance Note 01:20. A report by a suitably qualified member of the ILP confirming this shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be permanently retained in accordance with the details submitted.**

**REASON: In the interests of residential amenity and to minimise light pollution.**

**10 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.**

**REASON: In the interests of residential amenity.**

**11 Prior to the start of construction and notwithstanding the approved scheme of landscaping, a Wildlife Protection and Enhancement Scheme will be submitted to and approved in writing by the local planning authority. The detail shall include; Composition, size and number of the native planting mixes for the proposed planting including additional trees, provided along the northern boundary of the site;**

**Schedule of works demonstrating that planting will be no later than the first planting season post completion of works;**

**Details of the protection measures to be implemented for the new planting and;**

**Management measures to be implemented to ensure retention of the planting, to include replacement where necessary.**

**REASON: To ensure the 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. Any species of planting submitted will be expected to achieve a suitable scale sufficient to provide a visual softening of the site in the short to medium term.**

**12 Prior to development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components: 1. A site investigation scheme, based on the Environmental Appraisal to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site. 2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for**



longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

**REASON:** To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution.

**13** Prior to the development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

**REASON:** To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete.

**14** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

**REASON:** To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

**15** Notwithstanding the submitted Drainage Strategy and SuDs Audit (dated November 2023), no development shall commence on site until a drainage and surface water drainage scheme for the site (based on sustainable drainage principles SuDS) has been submitted to and approved in writing by the Local Planning Authority. It shall include:

- A construction management plan, which shall include details of, and measures to retain, the existing vegetation across the site together with drainage arrangement during construction phase;
- Confirmation of groundwater levels providing floatation calculations or liner details, if required, to demonstrate that the interface buried attenuation and groundwater can be safely managed;
- A plan of the site showing overland exceedance routes for flows in excess of the 1 in 100 year (40%) rainfall event that manage the risks to people and property. The surface water scheme shall be implemented before first use of the development hereby permitted and be constructed in accordance with the approved details.

**REASON:** To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design

and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained in perpetuity.

**16 No development shall take place until ground investigations, including soakaway testing in accordance with BRE 365 have been carried out on site incorporating the drainage design and a report of these investigations has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved detail.**

**REASON: To prevent the increased risk of flooding.**

**17 All boundary fencing as shown on approved plan: DWG No: SAL-AHR-S1-00-DR-A-09200 Rev C shall be erected prior to the site first being brought into use. All other soft landscaping comprised in the approved details of the landscaping scheme shall be carried out in the first planting and seeding season prior to the site first being brought into use or follow the completion of the development whichever is the sooner; All shrubs, trees and any other 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.**

### Informatives: (2)

#### **1. BREEDING BIRDS IN THE NESTING SEASON**

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

#### **2. REPTILES**

There is a residual risk that reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter and remove all waste arising from such clearance. If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk).

**Application Number: 20/00337/FUL - Land to the east of Odstock Road and to the south of Rowbarrow, Salisbury**

RPublic Participation

There were none.

The Planning Team Leader, Richard Hughes, introduced a report which recommended approval of the revised application for the erection of 86 dwellings together with garages, car barns, and refuse/cycle stores. Lay out gardens and erect means of enclosure. Creation of new vehicular access to Odstock Road. Lay out internal roads, including drives and pavements and provision of associated public open space, play areas and landscape planting.

The Officer gave an update on changes that had occurred following the resolution to grant approval of the scheme in April 2022. This included the publication of the revised NPPF in December 2023, and changes to the Council's nutrient neutrality scheme.

It was noted that the recommendation of officers remained of approval of the scheme, subject to a suitable S106 agreement and conditions.

Attention was drawn to two letters of representation received since the publication of the agenda, relating to swift bricks and biodiversity net gain.

The Officer confirmed that the applicant had agreed to an amendment to the application to include one swift brick per property, which was beyond what was required.

Members of the committee then had the opportunity to ask technical questions of the officer. Details were sought on the biodiversity net gain matter, which was then explained further.

The Officer noted that a legal agreement was in the final stages and discussions were underway with Ecology regarding the payment amount.

The initial understanding was that a Council scheme would cover the phosphate mitigation for the development. However, the mitigation scheme had now changed, and developers would need to provide towards that mitigation.

Condition 9 relating to Bee homes, bat roosting, hedgehog homes was discussed in relation to whether there would be a fair distribution across all types of properties on the development site, or whether they would be applied solely to the social housing properties.

The Officer confirmed that condition 9 could be amended to state that they were evenly distributed across the site with no distinction.

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

The unitary division member, councillor Sven Hocking then spoke in support of the application, noting the application was for 86 dwellings not 95. During previous consideration, the number of houses had been reduced and the layout amended to move dwellings away from the treeline.

Councillor Sven Hocking then moved the motion of approval in line with Officer recommendation, subject to an amendment to Condition 9 relating to an even distribution across the site.

This was seconded by Councillor Nabil Najjar

The Committee then discussed the application, some of the key points raised included the management of the open space land and whether this could be taken on by Salisbury City Council or a management company.

The Committee recognised that the application had previously been approved, noting that due to two technical matters the application had been brought back for consideration, and as such it was felt to be unnecessary to add in a range of new conditions, which had not been applied previously.

At close of discussion, the Committee voted on the motion of Approval in line with Officer recommendation, with an emended Condition 9.

It was;

### **Resolved**

**That planning permission for application 20/00337/FUL - Land to the east of Odstock Road and to the south of Rowbarrow, Salisbury, be Granted, subject to a S106 related to the following matters, and the planning conditions listed below, with final permission to be granted by the Head of Development Management once all requirements are in place:**

**i) NATURAL ENGLAND AGREEING THE POSITIVE OUTCOME TO A HABITATS REGULATIONS ASSESSMENT (HRA) BY THE COUNCIL, and  
ii) A SUITABLE S106 LEGAL AGREEMENT BEING ENTERED INTO WITH REGARDS THE PROVISION OF THE FOLLOWING MITIGATION:**

- **Provision of 40 percent affordable housing on site (including mix, adaptable standards, and minimum size standard)**
- **Provision and maintenance of public open space, play space (including connecting paths across the open space), together with off site contribution for MUGA**
- **Financial contribution to enhancement of existing footpath system BRIT 8 from the site boundary to the A338 road**
- **Ensure that proposed linking pathways to the surrounding area are provided up to the site boundary with unfettered public access and a scheme for their provision**
- **Financial Contribution to and Provision of waste and recycling facilities**

- Financial Contribution to educational facilities
- Provision of offsite traffic works and sustainable transport contributions and a private management company be set up to maintain the roads, footways, street lighting and drainage throughout the estate.
- Provision of financial contribution to a public art scheme
- Provision of Biodiversity enhancement contributions namely:
  - A financial contribution of £240,000 towards a Council Biodiversity Net Gain project at Roundbarrow Farm in order to deliver a total of 8 habitat units at a cost of £30,000 per unit.
  - Retention and management of the open space as Suitable Alternative Natural Greenspace (as shown on a plan) in perpetuity or for as long as the development site remains in residential use.
  - A financial contribution of £8000 towards compliance of SANG provision in accordance with requirements of the Council's Interim recreation mitigation strategy for the New Forest internationally protected sites" (Version 1, 25 March 2022) to provide a compliance visit in each of the first five years after the open space is laid out, a compliance visit once every five years thereafter until 30 years after the open space is laid out and inclusion of the SANG in a contract for visitor surveys in years 5 and 10 after the open space is laid out
- Financial contribution (TBC) or alternative scheme as agreed by the Council towards a Phosphorous Mitigation scheme to mitigate the nutrient impact of the proposal on the River Avon Special Area of Conservation.

And subject to the following conditions:

**Three Year commencement**

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 Approved plans

2. The development shall be carried out in accordance with the following amended plans and details:

- P1597.01 Rev ZA Planning Layout
- P1597.02 Rev Q Materials Layout
- P1597.03 Rev P Building Heights Layout
- P1597.04 Rev S Tenure Layout
- Page 68 P1597.05 Rev P Parking Layout
- P1597.06 Rev P Refuse Layout
- P1597.07 Rev P Enclosures Layout
- P1597.08 Rev C Location Plan
- P1597.SS.11 Streetscenes
- P1597.SS.12 Streetscenes
- P1597.SEC.01 Rev B Site Sections
- P1597.2.01 Rev A Type 2 - (Baker), Floor & Roof Plans

P1597.2.02 Rev A Type 2 - (Baker), Elevations - Brick  
P1597.3A.01 Type 3A - (Ploughwright), Floor & Roof Plans  
P1597.3A.02 Type 3A - (Ploughwright), Elevations - Brick  
P1597.3A.06 Type 3A - (Ploughwright) Floor and roof plans  
P1597.3A.07 Rev A Type 3A - (Ploughwright) Elevations - Brick  
P1597.BLKA.01 Rev A Block A, Ground & First Floor Plans  
P1597.BLKA.02 Rev A Block A, Second Floor & Roof Plans  
P1597.BLKA.03 Rev C Block A, Front & Side Elevations  
P1597.BLKA.04 Rev C Block A, Rear & Side Elevations  
P1597.BO.01 Type BO - (Bowyer), Floor & Roof Plans  
P1597.BO.05 Rev B Type BO - (Bowyer), Floor & Roof Plans  
P1597.CO.01 Type CO - (Cooper), Floor & Roof Plans  
P1597.CO.02 Type CO - (Cooper), Elevations - Brick  
P1597.CO.07 Type CO - (Cooper), Floor and roof plan  
P1597.CO.08 Rev A Type CO - (Cooper), Elevations - Brick  
P1597.MA.01 Type MA - (Mason), Floor & Roof Plans  
P1597.MA.02 Type MA - (Mason), Elevations - Brick  
P1597.MA.03 Type MA - (Mason), Elevations - Tile Hung  
P1597.MA.04 Type MA - (Mason), Elevations - Tile Hung  
P1597.SC.01 Rev B Type SC - (Scrivener), Floor & Roof Plans  
P1597.SC.02 Rev B Type SC - (Scrivener), Elevations - Brick  
P1597.SC.02 Rev A Type SC - (Scrivener), Elevations - Brick  
P1597.TA.01 Rev A Type TA - (Tailor), Floor & Roof Plans  
P1597.TA.02 Rev A Type TA - (Tailor), Elevations - Brick  
P1597.TH.01 Type TH - (Thespian), Floor & Roof Plans  
P1597.TH.02 Type TH - (Thespian), Elevations - Brick  
P1597.TH.03 Type TH - (Thespian), Elevations - Tile Hung  
P1597.TH.05 Rev A Type TH - (Thespian), Elevations - Tile Hung  
P1597.WO.01 Rev A Type WO (Woodcarver) Elevations - Tile Hung  
P1597.GAR.01 Rev A Twin Garage - Gable Side, Plans & Elevations  
P1597.GAR.04 Single Garage - Plans & Elevations  
P1597.BIN.01 - Bin Store - Plans & Elevations  
P1597.CYC.01 Rev A - Cycle Store - Plans & Elevations  
P1597.3.05 Type 3 - (Tillman), Floor & Roof Plans  
P1597.3.06 Type 3 - (Tillman), Elevations - Brick  
P1597.CH.01 Type CH Rev A - (Chandler), Floor & Roof Plans  
P1597.CH.02 Type CH Rev A - (Chandler), Elevations - Brick  
P1597.CO.05 Type CO - (Cooper), Floor & Roof Plans  
P1597.CO.06 Type CO - (Cooper), Elevations - Brick  
P1597.GAR.05 Car barn - Plans & Elevations  
P1597.GAR.06 Garage - Plans & Elevations

### Archaeology

Updated Heritage report and Written Scheme of Archaeological Investigation March 2022

### Drainage

Site Appraisal report Rev D March 2019 (Flooding and surface water)  
Amending Drainage Technical Note and the following:

- Drawings 501-505: The updated drainage strategy layout showing the proposed site levels and retaining wall locations and heights
- Drawing 554-556: Showing cross sections of the soakaways
- Drawings 508-512: Showing the catchment area layout for the drainage strategy
- The Management and Maintenance strategy report
- Appendix E - the hydraulic calculations for each SuDS component on site.

### Landscaping

Updated Tree Survey Plan (BELL22723-03D) and Arboricultural Impact Assessment & Method Statement (BELL22723aia\_amsD)  
Revised Detailed Landscape Drawings and Landscape Masterplan

BELL22723 10D;  
BELL22723 11D;  
BELL22723 11D (sheet 1)  
BELL22723 11D (sheet 2)  
BELL22723 11D (sheet 3)  
BELL22723 11D (sheet 4)  
BELL22723 11D (sheet 5)  
BELL22723 11D (sheet 6)

Soft Landscaping Management & Maintenance Plan ref BELL22723 by ACD dated 4th July 2023 Rev C  
Updated LVA to reflect plan amends (parts 1-6)  
Revised LEMP March 2022

### Transport and Access

Drawing 043.0017.001 rev E Proposed Site Access Visibility Splay (Paul Basham Associates)  
Transport Assessment Addendum and revised plans 043.0017/TAA/4 March 2022 (Paul Basham Associates)  
Travel Plan 043.0017/TP/3 December 2019 (Paul Basham Associates)  
Transport Assessment Part 1 & 2 043.0017/TA/3 December 2019 (Paul Basham Associates)

### Ecology report

Up-Dated Ecological Appraisal & Phase 2 Surveys March 2022 (LC Ecological Services)  
Ecological Construction Method Statement 31.03.2022 (LC Ecological Services)  
Landscape and Ecological Management Plan 31.03.2022 (LC Ecological Services)  
Appraisal and Phase 2 Survey Document October 2018 Updated May and December 2019  
(Lyndsay Carrington Ecological Services)  
White Helleborine Survey May 2020 (Lyndsay Carrington Ecological Services)  
Waste and sustainable design

Waste Audit and CEMP 2019 (Savills)  
Sustainability Statement 13th January 2020 (Southern Energy  
Consultants)  
REASON: For the avoidance of doubt

#### Materials

3. Before the relevant dwellings are occupied, details of the materials to be used for the external walls and roofing of the buildings, and hardsurfaces, including paths across the Page 70 open space areas, shall be submitted to and agreed in writing by the Local Planning Authority.

The Development shall be carried out in accordance with the agreed details.

REASON: In the interests of the visual appearance and amenity of the development and area

#### Water efficiency

4. The residential development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of each phase being completed and the housing being brought into use, a post construction stage certificate certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the mitigation strategy for nutrient neutrality in the River Avon SAC catchment.

#### Lighting

5. All lighting provided on site during the construction phase, and with regards the development phase and street lighting, shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), and Guidance note 08/18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 1 lux. Footpaths across open space will remain unlit for the lifetime of the development.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

#### Biodiversity Net Gain landscaping

6. The development will be delivered in accordance with the approved Biodiversity Metric and will achieve no fewer than 8 habitat units and no fewer than 10.17 hedgerow units within the planning permission boundary.



**REASON: to comply with CP50 in delivering a net gain for biodiversity.  
Protection during construction**

**7. Before any construction or other works commence, the following habitats will be securely fenced off/protected before works commence, and vehicles, compounds, stockpiles and any construction related activities will be excluded from those protection areas throughout the construction period:**

- **All retained semi-improved grassland (i.e. grassland within area shown as Wildflower Meadow on the approved Landscape Masterplan.**
- **Beech tree belt along the south west boundary of the application site and the existing tree belt along the north boundary of the site with Ancient Way, including canopy and root zones as per the approved Tree Protection Plan and Method Statement**
- **Works should avoid/protect the scheduled ancient monument and archaeological deposits.**

**REASON: Insufficient information provided with the application to comply with policy CP50 and the sensitive archaeology on the site and adjacent.  
Ecological Clerk of Works**

**8. Before construction works commences, a qualified Ecological Clerk of Works will be appointed by the applicant/developer who will attend site regularly (at least once a month) throughout the construction phase of development, documenting each visit, the advice issued as a result of the visit and the effectiveness of all ecological mitigation measures.**

**These documents will be made available to the Council as Local Planning Authority on written request.**

**The Ecological Clerk of Works will:**

- **Undertake checks for bats, birds, herptiles, hedgehogs and dormice no more than 48 hours before vegetation is removed / felled and ensure wildlife is appropriately protected**
- **Ensure habitat protection fencing remains effective throughout the construction period**
- **Ensure retained semi-improved grassland is managed twice annually with cuttings removed off site throughout the construction period in accordance with the approved revised Soft Landscape Management and Maintenance Plan.**
- **Anticipate, prevent and respond to pollution that risks entering surface or ground water.**

**REASON: To ensure compliance with ecological protection and mitigation measures.**

### **Provision of Bat roosts etc**

**9. Before development commences, details of the location and design of integral bat roosting features, swift bricks, bee homes and hedgehog access holes in garden fencing will be submitted for Local Planning Authority approval. At least 20% of all approved dwellings/apartments will have at least one of these features, and notwithstanding, there shall be at least 1 swift brick per dwelling. The development will be completed in accordance with the approved details, and prior to any of dwellings/apartments affected being first occupied.**

**REASON: To contribute to offsetting the loss of wildlife as a result of the development.**

### **Parking and turning areas**

**10. Before the relevant apartment/dwelling is occupied, the garaging/parking/cycle parking and associated turning areas associated with that apartment/dwelling shall be constructed and provided on site, and shall be maintained in perpetuity thereafter for the purpose.**

**REASON: In order to ensure that suitable parking and turning areas are provided on site Vehicular access works**

**11. Prior to first occupation of any dwelling hereby permitted the vehicular access onto Odstock Road shall be provided with visibility with nothing to exceed the height of 600mm above carriageway level between the carriageway edge, and a line drawn from a point 2.4 metres back along the centre line of the access from the carriageway edge, to points on the nearside carriageway edge 90 metres to the north, and 90 metres to the south.**

**Reason: In the interests of highway safety.**

**12. Prior to first occupation of any dwelling the ghost island right turning lane outlined on approved highways/access drawing (as per the amended Transport Assessment March 2022) on Odstock Road including a pedestrian refuge, any required street lighting and highway drainage alterations to accommodate the right turning lane, resurfacing of the entire width of Odstock Road over the length of the right turning lane scheme, shall all have been constructed and made permanently available for use 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 the development.**

### **Construction Transport Management Plan**

**13. Prior to commencement of the development a Construction Traffic Management Plan shall be submitted to and approved by the Local Planning Authority. The Plan shall include details of construction vehicle routeing, construction staff vehicle parking areas within the site, local**

road cleaning, and measures to prevent excessive mud and dust being deposited on the public highway. The site construction shall be carried out in accordance with the approved plan.

**Reason:** In the interests of highway safety and road user convenience.

**Electric Vehicle Infrastructure**

**14.No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the Local Planning Authority prior to implementation and thereafter be permanently retained.**

**Reason:** Core Policy 55; Development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.

**Contaminated Land**

**15.No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:**

**Step (i) - A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.**

**Step (ii) - If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be 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 report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.**

**Step (iii) - If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has 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: Core policy 56, To reduce the risks associated with land contamination**

#### **Acoustic report**

**16. Prior to commencement of development an acoustic report shall be submitted to the LPA for approval in writing prior to implementation. The report shall demonstrate that the internal and external amenity standards of BS8233:2014 Guidance on sound insulation and noise reduction for buildings (or any subsequent version) and WHO Guidelines for Community Noise (1999) can be achieved within the development. The report must include full details of any scheme of mitigation required to achieve this which if approved must be implemented in full and maintained in that way in perpetuity.**

**REASON: In the interest of amenity Protection of amenity during construction**

**17. Notwithstanding the submitted CEMP December 2019, no construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.**

**REASON: In the interest of amenity 18. Notwithstanding the submitted CEMP December 2019, prior to commencement of the development a revised Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the Local Planning Authority. The revised Plan shall include additional/revised details of:**

- Working hours – to match that stipulated by this consent
- No idling of engines of lorries whilst waiting outside the site
- Details of any on site generators and their locations
- An external lighting plan and positions on site
- Details of piling – must be continuous flight auger piling wherever possible
- Show how the works will avoid/protect the scheduled ancient monument and the archaeological deposits
- Show how the works protected the tree belts along the south and northern
- boundaries of the site and the sensitive ecology

**The site construction shall be carried out in accordance with the approved Plan.**

**Reason: In the interests of amenity**

#### **Archaeology**

**19. The development shall be carried out in accordance with the Written Scheme of Investigation for archaeological strip, map, and sample excavation and monitoring, by Savills dated March 2022. Within one calendar year of the commencement of development on site, (or an alternative time table agreed in writing with the Local Planning Authority), a landscaping maintenance and management plan showing how the sensitive archaeology on and adjacent to the site would remain protected and unaffected in perpetuity, including the ancient trackway marked by an avenue of trees on the approved plans, shall be submitted to and approved by the Local Planning Authority. The management plan shall include management and maintenance responsibilities and 'no dig' areas for the open green space.**

**REASON: To record and advance understanding of any heritage assets to be lost and to make this evidence publicly accessible, and to protect those heritage assets that remain. This will include areas of the prehistoric field systems and enclosures identified by the exploratory trial trenching in the area of residential development, the trackway that lies along the proposed access road, and areas closest to the Saxon cemetery to ensure that any outlying graves are identified and recorded.**

#### **Drainage**

**20. Notwithstanding the drainage details submitted as part of this application, no development shall commence which would involve or relate to drainage provision until a scheme showing the following:**

- a) the results of infiltration test; and**
- b) confirmation that all finished floor levels are shown to be above the maximum predicted 100 year flood level, and**
- c) confirmation that each relevant household will be informed of its responsibility for the maintenance and protection of any sustainable urban drainage systems within its curtilage.**

**has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme/details.**

**REASON: In the interests of achieving sustainable drainage**

#### **INFORMATIVE**

##### **Archaeology**

As the applicant/developer is aware, the site contains sensitive archaeology. Consequently, appropriate care needs to be taken when developing this site.

The programme of archaeological work should comprise the following elements:

- i) Prior to the commencement of development, the detailed archaeological investigation of areas of archaeological interest identified by the**

exploratory archaeological investigation and that will be impacted by the proposed development. This will include areas of the prehistoric field systems and enclosures identified by the exploratory trial trenching in the area of residential development, the trackway that lies along the proposed access road, and areas closest to the Saxon cemetery to ensure that any outlying graves are identified and recorded. The programme of archaeological fieldwork may also include archaeological monitoring during development and landscaping works.

- ii) A programme of assessment, analysis, reporting, and publication that is commensurate with the significance of the archaeological results. The condition will not normally be fully discharged until this element of the programme of archaeological work has been satisfactorily completed.

Appropriate measures should also be put in place to ensure that the 'area of archaeological interest' that is to be preserved in situ and that part of the Scheduled Monument that lies within the red line boundary are not subject to any construction activities, such as temporary soil bunds, temporary compounds or access routes, or similar, during the course of the development. The measures should comprise part of the Construction Environment Management Plan.

#### Acoustic report

In discharging this condition the applicant should engage an Acoustic Consultant. The consultant should carry out a background noise survey and noise assessment according to BS8233: 2014 (or any subsequent version) and demonstrate that internal and external noise levels will not exceed the guideline noise levels contained in Section 7.7 (table 4) of BS8233:2014. The report should also demonstrate that internal maximum noise levels in bedrooms will not normally exceed 45dB L<sub>Amax</sub> between the hours of 23:00 and 07:00.

## 25 **Urgent Items**

There were no urgent items

(Duration of meeting: 3.00 - 4.25 pm)

The Officer who has produced these minutes is Lisa Alexander of Democratic Services, direct line 01722 434560, e-mail [lisa.alexander@wiltshire.gov.uk](mailto:lisa.alexander@wiltshire.gov.uk)

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