

Strategic Planning Committee

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 4 JUNE 2024 AT COUNCIL CHAMBER - COUNTY HALL, BYTHESEA ROAD, TROWBRIDGE, BA14 8JN.

Present:

Cllr Howard Greenman (Chairman), Cllr Christopher Newbury (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 Richard Britton (Substitute)

Also Present:

Cllr Mike Sankey

32 **Apologies**

Apologies were received from Cllrs Jonathon Seed and Robert Yuill.

Cllr Seed was substituted by Cllr Richard Britton.

33 **Minutes of the Previous Meeting**

The minutes of the meeting held on 17 April 2024 were presented for consideration, and it was,

Resolved:

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

34 **Declarations of Interest**

There were no declarations of interest.

35 **Chairman's Announcements**

There were no Chairman's announcements.

36 **Public Participation**

The procedure for public participation was noted.

37 **Planning Appeals and Updates**

Kenny Green, Development Management Team Leader explained that there were no appeal decisions to report. However, there was one outstanding appeal

referenced that was subject to a hearing taking place simultaneously (hosted in Chippenham).

The cited appeal related to application PL/2022/05221, for a Gypsy/Traveller site at Clackhill Yard, Bradenstoke. The application had come to the [Strategic Planning Committee on 10 January 2024](#) and had been refused for a number of reasons including the sustainability of the location; site access along a narrow unlit highway with no pedestrian pavement, site isolation from the nearby settlement as well as obtrusive boundary treatment.

Note: This update was given under Chairman's announcements instead of under Planning Appeals and Updates.

38 **PL/2023/06976 - Land at Verbena Court, Melksham, SN12 7GG**

Public Participation

Anna Gillings (Agent) spoke in support of the application.

Gen Collins, Senior Planning Officer, introduced a report regarding an application for the construction of a 71-bed care home (within Class C2), parking, access, hard and soft landscaping and other associated works. The recommendation was that the Head of Development Management be authorised to grant planning permission, subject to the first completion of a planning obligation/Section 106 legal agreement covering the matters set out in the report, and subject to the planning conditions listed in the report.

Attention was drawn to some drafting errors in the report where on one occasion it referred to access off Snowberry Lane, which should have read access off Verbena Court and Cranesbill Road. Also, the report referred at one point to Westbury Market Town, which should have read Melksham.

The application had been called in by the local division Member, Cllr Mike Sankey, on the basis of the scale of the development and concerns regarding pressure on NHS services.

The application had been consulted on twice and 4 objections from local residents had been received. Both the local councils; Melksham Without Parish Council and Melksham Town Council had objected to the application for the reasons set out in the report.

The application site was described as being located to the West of the Eastern Way bypass on land adjoining the completed local centre comprising retail with flats above, and that the application site was previously identified for development as part of the urban extension of Melksham.

The committee were informed that most of the surrounding land forming part of the consented urban extension development, had been built out with the proposed access to the application site being through Verbena Court – which serves the local centre, housing and public house.

The case officer explained the extent of residential development within the wider area and the nearby Forest and Sandridge Primary School with buildings generally being 2 to 3 stories in height.

Slides were shown to the Committee detailing the site, its locality and the proposal. The Committee was advised that the application site was located outside the settlement boundary, but it forms a part of the urban extension with the site context being a material factor.

With the plan framework taken fully into account, policy requires that this application be assessed against evidential genuine need as required by Core Strategy policy CP46. Members were advised that with the emerging local plan and mindful of the site context, officers considered this site to very likely form part of a future re-drawn settlement boundary for Melksham.

The Committee was informed that the application submission was supported by a needs assessment and the essential details were set out in the committee report. Members heard that the Council's Adult Social Care team had been consulted and confirmed that there was a genuine need for this care home to address current shortfall and ensure market equilibrium in the coming years.

The Committee also heard that the proposed care home would offer a mix of residential nursing and specialist dementia care.

The proposed design of the building would be 3 stories and would have an articulated roofscape. Officers reported that the proposed scale, height and use of building materials would be in keeping with the other 3 storey buildings in the immediate area and would integrate into its surroundings. The proposal would also incorporate sustainable materials, solar panels, and a ground source heat pump.

The scheme would have its own car park with spaces for 24 cars and 10 cycle parking spaces, 1 of which would have an electric vehicle (EV) charging point. The Committee was informed that the amount of parking spaces would be adequate given the site's location and proximity to bus stops.

Land drainage conditions for the site and the immediate surroundings were explained, with planning conditions being considered necessary to secure the appropriate drainage safeguards.

In terms of landscaping, there would be a mix of outdoor seating, lawns and garden areas surrounding the care home, all designed with elderly people in mind, with biodiversity betterment being a positive outcome.

The application was recommended for approval as the principle of development was acceptable due to the genuine need demonstrated. There were no outstanding technical concerns and no technical consultees had objected to the application. The application would also provide Community Infrastructure Levy (CIL) and S106 money to fund additional local health care provisions.

In response to questions from Members, the case officer explained that the proposal would provide 1 EV parking space, however the infrastructure would be laid for EV points for all the parking spaces. In terms of parking numbers, the site fell slightly short of maximum numbers but due to the highly sustainable location Highways officers had felt it was sufficient. It was also confirmed that the stated developer contribution for enhanced health care had been calculated using a matrix by the NHS.

In terms of genuine need for the facility, it was explained that the two other care homes in the area, one that had recently been allowed at appeal, and the other recently endorsed by Committee still awaited the completion of a s106, and there were expected delays with its completion on land title matters and securing the necessary signatories for any such agreement – which consequently meant that at the present time, the genuine need remains.

Wiltshire Council Adult Social Care also confirmed that there was a genuine need, and maintain that even if all three proposed care homes are built out there would only be 30 extra beds provided above market equilibrium, around 2027 and beyond which the evidence indicated demand for beds would increase.

Regarding the principle of development, it was agreed that the site was technically outside the settlement boundary, however the site and the immediate area functions as part of the urban built form; and in reality, it does not appear as open countryside.

The case officer explained the site history including the modifications made to the S106 which was detailed in the report.

In relation to the flood risks, the officer explained that the northern corner of the site had been subject to some surface water flooding. However, the committee heard that the modelling for this was done a long time ago and prior to the local centre being built out. The drainage team had assured officers that this was historic, and with the requisite mitigation work undertaken as part of the completed development, the application could be supported subject to planning conditions.

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

The unitary division member, Cllr Mike Sankey then spoke in objection to the application.

The Chairman proposed the officer recommendation, and this was seconded by Cllr Pip Ridout. A debate followed where many Members stated that they had sympathy with the local residents and parish councils. However, Members could not find a valid planning reason for refusal and so would reluctantly support the application.

It was,

Resolved:

That the Head of Development Management be authorised to grant planning permission, subject to the first completion of a planning obligation/Section 106 legal agreement covering the matters set out in this report, and subject to the planning conditions listed below.

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 and documents:**

Site Location Plan ref: 2782-HIA-01-ZZ-DR-A-0100 rev. P3

Proposed Ground Floor Plan ref: 2782-HIA-01-00-DR-A-0201 rev. P3

Proposed First Floor Plan ref: 2782-HIA-01-01-DR-A-0211 rev. P3

Proposed Second Floor Plan ref: 2782-HIA-01-02-DR-A-0221 rev. P3

Proposed Refuse and Cycle Enclosure Elevations and Plan ref: 2782-HIA-01-00-DR-A-9010 rev.-P2

Transport Statement ref: PC5019-RHD-ZZ-XX- RP-R-0001

Travel Plan ref: PC5019-RHD-ZZ-XX- RP-R-0002

Noise Assessment H3917 – NV - v2

Ground Condition Assessment ref. 5017068-RDG-XX-ST-DOC-C-00-GCA01-B

All received by the Council 31 August 2023

Proposed Southwest and South East Elevations ref. 2782-HIA-01-00-DR-A-0301 rev. P4.

Proposed Northwest and North East Elevations ref. 2782-HIA-01-00-DR-A-0302 rev. P3.

Proposed Roof Plan ref. 2782-HIA-01-ZZ-DR-A-2701 rev. P3.

Proposed Site Plan ref. 2782-HIA-01-XX-DR-A-0101 rev. P9.

Proposed Wider Site Plan ref. 2782 HIA 01 XX DR A 0104 rev. P1.

Landscape Proposals ref. 101B.

Sustainable Energy Strategy

Ecological Impact Assessment. The Landscape Partnership. September 2023.

Biodiversity Net Gain Report. The Landscape Partnership. August 2023.

Biodiversity Metric 4.0 – Calculation Tool

**Landscape Proposals. Drawing no: 101B A. The Landscape Partnership. June December 2023
Tree Survey and Arboricultural Impact Assessment. The Landscape Partnership.
June July 2023**

All received 22 December 2023

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

- 3 No development shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:**
- i. An introduction consisting of a construction phase environmental management plan, definitions and abbreviations and project description and location.**
 - ii. A description of management responsibilities.**
 - iii. A description of the construction programme.**
 - iv. Site working hours and a named person for residents to contact.**
 - v. Detailed Site logistics arrangements.**
 - vi. Details regarding parking, deliveries, and storage.**
 - vii. Details regarding noise and dust mitigation.**
 - viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network including a construction lighting plan and details.**
 - ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc.**
 - x. Details of how surface water quantity and quality will be managed throughout construction.**
 - xi. Details of the safeguarding measures to deal with the following pollution risks:**
 - the use of plant and machinery**
 - wheel washing and vehicle wash-down and disposal of resultant dirty water**
 - 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**
 - xii. Details of safeguarding measures to highway safety to include:**
 - A Traffic Management Plan (including signage drawing(s))**
 - Routing Plan**

- Details of temporary/permanent Traffic Regulation Orders
- pre-condition photo survey - Highway dilapidation survey
- Number (daily/weekly) and size of delivery vehicles.
- Number of staff vehicle movements.

xiii. In addition, the Plan shall provide details of the ecological avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- Working method statements and mitigation strategies for protected/priority species, such as nesting birds, reptiles, bats and other small mammals.
- 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 in relation to species and/or habitats.
- Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

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

There shall be no burning undertaken on site at any time.

Construction hours shall be limited to 0730 to 1800 hrs Monday to Friday, 0730 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

The development shall subsequently be implemented in accordance with the approved details of the CEMP.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, and detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase and in compliance with Core Strategy Policy 62.

- 4 No development shall commence on site until a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The LEMP will include:
- a) Long term objectives and targets in accordance with the Calculation of Biodiversity Net Gain using Defra Metric 4.0 report (The Landscape Partnership, August 2023).

- b) Management responsibilities and maintenance schedules for each ecological feature within the development as identified in the Ecological Impact Assessment (The Landscape Partnership, September 2023) and the Landscape Proposals (Drawing no: 101B).
 - c) The mechanism for monitoring success of the management prescriptions with reference to the appropriate Biodiversity Metric target Condition Assessment Sheet(s).
 - d) A procedure for review and necessary adaptive management in order to attain targets.
 - e) 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.

- 5 No development shall commence beyond ground floor slab level until details of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

- 6 No external lighting shall be installed until details of the proposed new lighting have been submitted to and agreed in writing by the local planning authority. All external lighting shall be installed in accordance with the specifications and locations agreed with the local planning authority, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: In the interests of conserving biodiversity, protecting residential amenity and highway safety

- 7** No development shall commence pursuant to the construction of the care home, including vegetation removal, until details of the number, design and locations of features for bats and birds in accordance with the Ecological Impact Assessment (The Landscape Partnership, September 2023) has been submitted to the local authority for approval and agreed in writing by the LPA. The approved details shall be implemented before occupation of the final works. These features will continue to be available for the target species for the lifetime of the development.

REASON: To provide enhancement for biodiversity.

- 8** No development shall commence above ground slab level on site 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, together with measures for their protection in the course of development.
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities.
- finished levels and contours.
- means of enclosure.
- car park layouts.
- other vehicle and pedestrian access and circulation areas.
- all hard and soft surfacing materials.
- minor artefacts and structures (e.g. furniture, shaded resting areas, refuse and other storage units, signs, lighting etc).
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc).

- 9** 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.

- 10** No development shall commence pursuant to the construction of the care home until the applicant has demonstrated that the finished floor levels above the maximum predicted 100-year flood level or if no flooding is predicted, at a sufficient height above the SW drainage cover levels.

REASON: To ensure that there is no risk to persons or properties during extreme events.

- 11** No development shall commence pursuant to the construction of the care home until a surface water drainage strategy has been submitted and agreed in writing with the LPA. The surface water drainage strategy shall include:

- i) if the proposed surface water drainage strategy is to discharge surface water into the ditch, details of hydraulic modelling into the ditch and culvert have been undertaken to demonstrate that they both have capacity to take existing flows and flows from the development. This modelling should inform any changes to flood extents around the ditch due to the development.
- ii) calculations which demonstrate that the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100year return period storm events. To demonstrate compliance, the applicant must provide pre and post development runoff rates for a range of return periods (1, 30 and 100 year), and pre and post development runoff volumes for the 100-year, 6-hour rainfall event. This takes account of national policy, as outlined in the SuDS Technical Standards.
- iii) overland exceedance routes on the drainage plan for flows in excess of the 1 in 100 years plus climate change (40%) rainfall event.
- iv) evidence that urban creep been accounted for the hydraulic calculations in line with LASOO guidance.
- v) cross-section and long-section drawings through the proposed attenuation features.

The development shall be undertaken in accordance with the approved details and shall be implemented prior to first occupation of the development and shall remain as such for the lifetime of the development.

REASON: To ensure that there is no risk to persons or properties during extreme events and that the development can be adequately drained with no runoff on to the highway or increase flooding elsewhere. Wiltshire Council requires post development discharges to provide 20% betterment over predevelopment (greenfield) discharges for both peak flow and volume.

- 12** No development shall commence above ground slab level until final details of solar PV panels and air source heat pump(s) has been submitted to and approved in writing by the local planning authority. Details shall include, but not necessarily be limited to location, number, dimensions and manufacturer's details. The development shall be carried out in accordance with the approved details.

REASON: In order to define the terms of the permission and in order to support and encourage sustainable construction in accordance with policies CP41 and CP57 of the Wiltshire Core Strategy.

- 13** No development shall commence above ground slab level until a scheme for the provision of at least one electric vehicle charging point in an accessible parking area or bay shall be submitted to and improved in writing by the local planning authority. The electric vehicle charging point shall be installed and be ready for use prior to the first occupation of the approved development. The electric vehicle charging point shall thereafter be retained and shall always remain operational (other than when under-going reasonable maintenance).

REASON: In the interests of mitigating the impact of the development on the environment in accordance with Core Policy 60(vi).

- 14** No development shall commence above ground slab level until an Air Quality Assessment of the proposed development has been undertaken and details of the proposed extraction and ventilation equipment to be used in the scheme hereby approved has been submitted to and approved in writing by the LPA.

REASON: In the interests of the amenity of the future occupiers of the development

- 15** No development shall commence on site until scaled plans showing the visibility splays at the entrance to the proposed care home access have been submitted to the LPA and have been agreed in writing. These details shall show the visibility splays between the edge of the carriageway and a line extending from a point 2.4metres

back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 25 metres in both directions from the centre of the proposed care home access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 600mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

- 16 The development hereby permitted shall not be first brought into use, until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

- 17 No part of the development hereby permitted shall be first brought into use until the turning area & 24 parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.

- 18 The development hereby permitted shall not be first brought into use until those parts of the Travel Plan capable of being implemented prior to occupation have been implemented. Those parts identified for implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented if any part of the development is occupied. The Travel Plan Coordinator shall be appointed (within a month of occupation) and carry out the identified duties to implement the Residential Travel Plan for a period from first occupation until at least 2 years following occupation of the development.

REASON: In the interests of reducing the amount of private car movements to and from the development.

INFORMATIVES:

Highway works

The developer/applicant may be required to enter into a S278 Highways Legal Agreement with the Highway Authority before commencement of the highway/access works hereby approved.

Submissions should be made to highwaysdevelopment@wiltshire.gov.uk with an anticipated approval time of 6-12 weeks.

SW Drain

It is noted that the proposed surface water management would discharge to a private surface water drain – the applicant would need to confirm this is within their ownership or provide evidence of the written permission from the respective landowner(s).

Nesting Birds

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.

39 **PL/2024/02330 - B4069, Lyneham Banks, Lyneham, Chippenham, SN15 4AA**

Callan Powers, Senior Planning Officer, introduced a report which recommended that the application for the reinstatement of a stretch of approximately 140m of the B4069, known as the Lyneham Banks section, located 2km northwest of Lyneham, including associated engineering, land drainage works and demolition, be approved with conditions.

The officer explained that the road was a single carriageway road up a steep hill to Lyneham, that had been closed since February 2022 following a major landslip. Slides of the damage were shown to the Committee, which was quite extensive, and the road remains currently unusable.

The Committee was informed that the application site extends to approximately 4 hectares and includes land above and below the road. The land below the road was described as agricultural with the land above the road being occupied by an incomplete dwelling.

The Committee heard that there were no landscape or heritage concerns with the proposal.

As a result of the road closure, detours were in place, putting pressure on a single-track road which had to be made one way, and the Committee heard there were long diversions in place that have had significant effects on local residents.

Plans were shown of the proposed works, which included a herringbone drainage system and engineering works to redesign the slope. Site management plans covering the construction phase would require conditioning to ensure the works are completed in a timely manner.

The proposal would deliver substantial benefit and subject to planning conditions, officers were very supportive.

In response to technical questions from Members of the committee, the officer explained that the application was before the committee as it had met the threshold for a regulation 3 application (being a Wiltshire Council application which had received at least 1 objection from a member of the public). It was further confirmed that had it not received any objections, the application would likely have been made under delegated authority.

In relation to a query about compulsory purchase, Jack Francis, from the Councils highways project team, explained that there was an agreement in principle for the land to the north of the highway, and ongoing negotiations regarding land to the south. The Committee was informed of the statutory powers available to the Council, if required.

In relation to land drainage, the scheme would improve matters and there would not be additional flow as a result of the works, in fact the solution would provide a 20% betterment.

In response to questions regarding the cost of the scheme, Members were advised that this was not a planning consideration. However, Members could look back at reports which went to the [Cabinet meeting on 16 April 2024](#) for further details, including potential costs.

It was furthermore confirmed that the intention was that there would be no built form on the land to the north of the road and that the incomplete dwelling would be removed. In relation to the stability of the rest of the road, officers confirmed that it would continue to be monitored.

Members then queried how locals were managing without the road and whether it had been proved that it was better to reinstate the road. Officers responded by informing Committee that the temporary arrangements had been very difficult for the local community, and that the temporary arrangements were not considered suitable for the long-term.

In terms of alternatives, the highways team confirmed they had looked at a lot of options, including abandoning the route and looking elsewhere. The “do nothing” scenario was considered very unsatisfactory, and the Committee were reminded that Wiltshire Council as the Highways Authority has a duty to repair the road, but such powers would not extend to creating a new road and route (and that such a proposal was not before the Committee in any case).

The only option open for Committee consideration was to repair the existing route.

There were no public speakers. Cllr Elizabeth Threlfall read a statement for the unitary division Member for Lyneham, Cllr Allison Bucknell, who was unable to attend, due to her attendance at a concurrent planning appeal.

Cllr Bucknell's statement paid tribute to the officers for all their hard work to get things to this point. Within her statement Cllr Bucknell requested a minor amendment to condition 5 requesting an additional bullet point, for the following:

j) confirming the points of contact within the project team/on-site construction team (when known) to keep local residents, and the parish councils fully informed of the on-site progress.

Officers stated they were supportive of this minor amendment.

Cllr Threlfall then spoke as the unitary division Member for Brinkworth. Cllr Threlfall stated that there had been international interest in the engineering project, and that the project had received a large number of bidders for its construction, and was particularly pleased to read that the road would last for 60 years.

Cllr Threlfall described the issues that locals were having with increased traffic on local lanes and speeding. Cllr Threlfall echoed Cllr Bucknell's request to maintain communication with local residents and the respective parishes.

Cllr Threlfall then proposed the officer recommendation, with Cllr Bucknell's amendment. This was seconded by Cllr Pip Ridout.

A debate followed where Members were supportive of the application and were looking forward to getting the situation resolved. It was highlighted that the finances for the project had been looked at by the Financial Planning Task Group and that the Environment Select Committee had undertaken scrutiny.

At the conclusion of the debate it was,

Resolved:

To grant permission, subject to the following conditions:

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

Drawing No. LYN-ATK-GEN-XX-DR-LL-000001 Rev C02: Landscape Plan, dated 29/02/24 and received 29 February 2024;

Drawing No. LYN-ATK-GEN-XX-DR-CD-000001 Rev C01: Drainage Layout Plan 1, dated 15/12/23 and received 29 February 2024;

Drawing No. LYN-ATK-GEN-XX-DR-CD-000002 Rev C02: Drainage Layout Plan 1, dated 16/12/23 and received 29 February 2024;

Drawing No. LYN-ATK-GEN-XX-DR-CD-000003 Rev C01: Field Drainage Layout Plan, dated 15/12/23 and received 29 February 2024;

Drawing No. LYN-ATK-GEN-XX-DR-LL-000004 Rev P01.1: Cross Section, received 23 April 2024;
Drawing No. LYN-ATK-SRW-XX-DR-CB-000001 Rev C01: Retaining Wall General Arrangement, dated 14/12/23 and received 23 May 2024;
Drawing No. LYN-ATK-GEN-XX-DR-CH-000006 Rev C01: Proposed Site Plan Sheet 1, dated 20/02/24 and received 29 February 2024;
Drawing No. LYN-ATK-GEN-XX-DR-CH-000007 Rev C01: Proposed Site Plan Sheet 2, dated 20/02/24 and received 29 February 2024;
Drawing No. LYN-ATK-HGN-XX-DR-CH-000013 Rev C01: Proposed Retaining Wall Profile, dated 20/02/24 and received 29 February 2024;
Document No. LYN-ATK-EGN-XX-SP-CH-000001 Rev C01: Landscape Specification, dated 14/12/23 and received 23 April 2024;
Document No. LYN-ATK-GEN-XX-RP-LW-000001 Rev 1.0: Flood Risk Assessment, dated 28/02/2024 and received 29 February 2024;
Document No. LYN-ATK-GEN-XX-RP-LP-000002 Rev 1.0: Design and Access Statement, dated 29/02/2024 and received 29 February 2024;
Document No. LYN-ATK-EGT-XX-RP-CE-000001 Rev 1.0: Geo-Environmental Assessment Report, dated 27/02/24 and received 29 February 2024;
Document No. 5214576/GEO/RP/02 Rev 1.0: Ground Investigation Report, dated 02/06/23 and received 29 February 2024;
Protected Species Report, dated 26/02/24 and received 29 February 2024;
Preliminary Ecological Appraisal Rev 2.0, dated 28/02/2024 and received 29 February 2024; and
Application Form, dated 29/02/2024 and received 29 February 2024.

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

2. 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.

3. No development shall commence, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. 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).

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.

4. No development shall take place until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP should 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 be implemented in full and for a minimum period of 5 years, to ensure establishment and development of suitable natural features within the site.

REASON: To ensure the successful establishment 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.

5. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement should include, at a minimum, details of:

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, if needed and 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;

h) measures for the protection of the natural environment; and

i) hours of construction, including deliveries.

j) how communications will be made with residents and Parish Councils, including contact details for reporting any issues.

The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting 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 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.

6. Development shall not proceed other than in accordance with the recommendations set out at Section 7.2 of the approved Geo-Environmental Assessment Report regarding management of contaminated land, including the provisions for the handling of materials contaminated with asbestos.

REASON: To manage risks associated with land contamination in the construction phase and thereafter.

7. 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.

INFORMATIVES TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be

sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

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

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

The applicant should note that the works hereby approved involve works on land where there is known or suspected asbestos contamination. Asbestos materials should only be removed by a licenced contractor, Asbestos waste is classified as 'special waste' and as such, can only be disposed of at a site licensed by the Environment Agency. Any contractor used must also be licensed to carry 'special waste'.

40 **Urgent Items**

There were no urgent items.

(Duration of meeting: 10.30 am - 12.25 pm)

The Officer who has produced these minutes is Tara Hunt of Democratic Services,
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