

EASTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 24 NOVEMBER 2011 AT COUNCIL CHAMBER - COUNCIL OFFICES, BROWFORT, DEVIZES.

Present:

Cllr Peggy Dow, Cllr Richard Gamble (Vice Chairman), Cllr Charles Howard (Chairman),
Cllr Chris Humphries, Cllr Laura Mayes, Cllr Jeffrey Ody (Substitute) and
Cllr Christopher Williams

Also Present:

Cllr Mark Connolly and Cllr Stuart Wheeler

189. **Apologies for Absence**

Apologies for absence were received from Cllr Jane Burton (who was substituted by Cllr Jeffrey Ody), Cllr Nick Fogg and Cllr Jemima Milton.

190. **Minutes of the Previous Meeting**

Resolved:

To confirm and sign the minutes of the Committee meeting held on 3 November 2011.

191. **Declarations of Interest**

There were no declarations of interest.

192. **Chairman's Announcements**

There were no Chairman's announcements.

193. **Public Participation**

The Committee noted the rules on public participation and the manner in which the meeting would be held.

Members of the public addressed the Committee as set out in Minute no 194 below.

There were no questions received from members of the public or members of the Council.

194. **Planning Applications**

1.a **E/09/1078/OUT - Land to North of Tidworth between A338 (Pennings Road) and A3026 (Ludgershall Road), Tidworth - Outline Planning Application for 600 Civilian Houses, Primary School, Link Road and Landscaped Public Open Spaces**

The following people spoke in favour of the proposal:

Mr Glen Godwin, the agent
Cllr Christopher Franklin, Mayor of Tidworth

The Committee received a presentation from the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that permission be granted subject to conditions.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of the public as detailed above, expressing their views regarding the planning application.

Members then heard the views of Cllr Mark Connolly, the local member, who supported the proposal.

After discussion,

Resolved:

To grant planning permission for the following reason:-

The application site comprises an allocated housing site in the Kennet Local Plan 2011. The proposal is to develop the site largely in accordance with the specific local plan policy for the site (HC19). In particular, the proposal is for housing, a school, a link road and a river corridor open space. In terms of impact, the application demonstrates that the proposed development can be accommodated on the allocated site without causing harm to interests of acknowledged importance, including local infrastructure, highway safety, ecological interests, heritage assets, visual amenity and residential amenity. The application makes adequate provision for infrastructure made

necessary by the development, namely affordable housing, open space, education facilities, community facilities and highways works. The application is, therefore, in accordance with central government planning policy set out in PPS's/PPG's; and the development plan – specifically, policies PD1, HC1, HC2, HC5, HC19, HC28, HC30, HC34, HC37, HC42, HC43, AT3 & NR6.

In reaching its decision the local planning authority has taken into account the Environmental Statement submitted under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. The Environmental Statement meets the requirements of these regulations, and sufficient information has been provided to enable the authority to assess the environmental impact of the development.

Subject to:-

(a) The applicant entering into a Section 106 Agreement covering the following matters:-

- **Affordable housing – to be 25% of the total number of units (tenure mix: 70% social rented and 30% shared ownership);**
- **Highways works – to make financial contributions towards the cost of traffic regulations orders, Travel Plan monitoring, bus stops and shelters on site;**
- **Public open space – to equip and transfer to public ownership the River Bourne amenity area, equipped play areas, casual play areas and incidental open spaces on-site; and to transfer to public ownership 2.4 ha of playing fields at Humber Lane Sports Ground off-site. To make financial contributions towards the maintenance costs of these open spaces.**
- **Education - to transfer to Wiltshire Council a serviced 1.2 ha primary school site, and to make a financial contribution to meet the cost of the primary school; and to make a further financial contribution towards the cost of secondary education provision at Wellington Academy;**
- **Other community considerations – to make a financial contribution towards the cost of professional fees for a new community centre.**

(b) The following conditions:-

1 Details of the appearance, landscaping, layout and scale

(hereinafter called "the reserved matters) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

REASON: This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

- 2** Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

REASON: This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995

- 3** The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

REASON: This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

- 4** The details of the layout of the development hereby permitted shall include an area for a primary school of at least 1.2 ha, two areas for 'equipped play space provision' of at least 4,464 sq m in total, two areas for 'equipped casual play space provision' of at least 5,904 sq m in total, a 'river corridor' informal open space of at least 9.02 ha, and no more than 600 dwellings. The equipped play space provision and equipped casual play space provision shall be provided in accordance with the specifications set out in the adopted Benefits from Planning SPG 2005.

REASON: To clarify the terms of the planning permission and to accord with Policies HC37 and HC34 of the Kennet Local Plan 2011 which seek adequate infrastructure in new developments.

- 5** The details of the layout of the development hereby approved shall include detailed plans of the proposed 'green links' including pathway and bridge designs, and a phasing programme for their construction. The green links shall be provided as approved in accordance with the programme.

REASON: In the interests of proper planning of the development

and amenity in general.

- 6 The 'access' to the site (which for the purposes of this planning permission includes the link road, bridge, junctions with the A338 (Pennings Road) and A3026 (Ludgershall Road) and footpath improvements to footpath no. 11) shall be constructed in accordance with drawing nos. 4400:01A (Mar 11), 4400:02A (Mar 11), 4400:03A (Mar 11), 4400:275 (Feb 11) and 4400:05 (Apr 11). The Pennings Road/Ordnance Road junction improvements shall be constructed in accordance with drawing no. 4400:80 (Feb 11).

REASON: To confirm the details of the access and Pennings Road/Ordnance Road junction improvements, which are approved at this stage.

- 7 No development shall take place until a programme for the phasing of the development has been submitted to and approved in writing by the local planning authority. The programme shall specify in particular that the link road, bridge and junctions with the A338 (Pennings Road) and A3026 (Ludgershall Road) shall be completed and open to traffic prior to the occupation of the 300th dwelling on the site; and the Pennings Road/Ordnance Road junction improvements shall be completed prior to the occupation of the 300th dwelling on the site. Development shall be carried out in accordance with the approved programme.

REASON: To ensure the proper planning of the development in accordance with an appropriate and viable programme.

- 8 No development shall commence on site in any particular phase of the development as referred to in the approved programme of phasing of the development until details of the proposed ground floor slab levels of all buildings within that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: In the interests of visual amenity.

- 9 All soft landscaping comprised in the approved details of landscaping for any particular phase of the development as referred to in the programme for the phasing of the development shall be carried out in the first planting and seeding seasons following the occupation of the first building in that phase of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the

development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation. All hard landscaping in any particular phase of the development shall also be carried out in accordance with the approved details prior to the occupation of any part of that phase of the development or the completion of that phase of the development, whichever is the sooner.

REASON: To ensure a satisfactory landscaped setting for the development.

- 10 The detailed landscaping plans to be submitted pursuant to condition no. 1 shall include a plan at not less than 1:200 scale, showing the position of any trees proposed to be retained and the positions and routes of all proposed and existing pipes, drains, sewers, and public services, including gas, electricity, telephone and water. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or of any Order revoking and re-enacting or amending that Order with or without modification), no services shall be dug or laid into the ground other than in accordance with the approved details.

REASON: To ensure the retention of trees on the site in the interests of visual amenity.

- 11 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of three years from the first occupation or the completion of the development, whichever is the earlier.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) All retained trees shall before any equipment, machinery or materials are brought on to the site for the purpose of the development, be enclosed at the outer edge of the overhang of their branches by a chestnut paling fence. The exact position of this fencing shall be first agreed in writing with the local planning authority. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

12 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

REASON: To ensure the proper management of the landscaped areas in the interests of visual amenity.

13 No development shall take place in any particular phase of the development until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected for the phase (as referred to in the programme for the phasing of the development). The approved boundary treatments for each phase shall be completed in accordance with the plan prior to the first occupation of the first building in that phase.

REASON: To ensure proper planning of the development in the interests of amenity.

14 Notwithstanding the details set out in the submitted Biodiversity Enhancement Scheme, a further revised Biodiversity Enhancement Scheme shall be submitted to and approved in writing by the local planning authority prior to commencement of development. The revised Biodiversity Enhancement Scheme shall take into account the issues raised by the WC Principal

Ecologist, Natural England and the RSPB. Development shall be carried out strictly in accordance with the recommendations of the approved revised Biodiversity Enhancement Scheme.

REASON: To safeguard and enhance ecological interests.

- 15 The development shall be carried out strictly in accordance with the Reptile Mitigation Strategy by Middlemarch Environmental Ltd dated March 2011.**

REASON: To safeguard reptiles.

- 16 No development shall take place until full details of how on-site renewable energy will be provided for the development to reduce carbon dioxide emissions from energy use by owners/occupiers of the buildings by 10% 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: To achieve reductions on carbon dioxide emissions in accordance with the local planning authority's adopted policy.

- 17 Prior to development commencing a water management scheme, to include water efficiency measures and a water metering scheme, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.**

REASON: Water from the site is currently obtained from the single supply source of the Tidworth borehole. The scheme will ensure a long term understanding of the development's water usage on the source, reduce leakage and encourage water efficiency. The scheme is necessary in the interests of sustainability and prudent use of natural resources.

- 18 The development hereby approved shall not be commenced until such time as a scheme for foul drainage provision has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved.**

REASON: To ensure appropriate drainage for the site which does not cause pollution of controlled waters.

- 19 Details of the means of disposal of foul sewage shall be submitted to and approved by the local planning authority in writing before development commences on the site.**

REASON:To ensure satisfactory foul water drainage.

- 20** Development shall not commence until a surface water management scheme for the site based on the sustainable drainage principles and assessment of the hydrological and hydrogeological context of the development site set out in the Flood Risk Assessment has been submitted to and approved in writing by the local planning authority. The scheme shall then be implemented in accordance with the approved details before the development is commenced.

There shall be no infiltration of surface water into the ground unless it has been demonstrated through appropriate risk assessments that there is no resultant unacceptable risk to controlled waters.

The scheme shall also include details of how the scheme shall be maintained and managed after completion and over the lifetime of the development.

REASON: To ensure that the proposed development does not cause pollution of controlled waters, to prevent the increased risk of flooding, to improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

- 21** Finished floor levels shall be set a minimum of 600mm above the 1 in 100 year flood level plus an allowance for climate change, as set out in table B2 of PPS25.

REASON: To reduce the risk of flooding to the proposed development.

- 22** The soffit level of any bridge shall be set a minimum of 600 mm above the 1 in 100 year flood level plus an allowance for climate change and shall have a horizontal clearance from the banks at least equal to that detailed in section 4 of the submitted flood risk assessment.

REASON: To reduce the risk of flooding to the proposed development.

- 23** No spoil materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity

- 24** If during construction contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted and obtained written approval from the local planning authority for a method statement detailing how this contamination will be dealt with. The contamination shall then be dealt with in accordance with the approved method statement.

REASON: To ensure that the proposed development does not cause pollution of controlled waters and that the development complies with approved details in the interests of protecting controlled waters.

- 25** No development shall commence until a construction environmental management plan, incorporating pollution prevention measures and phasing details, has been submitted to and approved in writing by the local planning authority. The plan shall be implemented in accordance with the approved details.

REASON: To prevent pollution of the water environment.

- 26** No external construction or demolition works shall be carried out before 0800 on weekdays and on Saturdays nor after 1800 on weekdays and 1300 on Saturdays, nor at any time on Sundays or Bank Holidays.

REASON: In the interests of residential amenity.

- 27** Before the development hereby permitted is first occupied, a Green Travel Plan shall be submitted to and approved in writing by the local planning authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the local planning authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

- 28** No building hereby permitted shall be first occupied until the access, turning area and parking spaces serving that building have been completed in accordance with the details shown on the approved plans. The access, turning area and parking spaces shall be retained for those purposes thereafter.

REASON: In the interests of highway safety.

- 29 No street lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting and illumination levels have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

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

- 30 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Drawing no. 10-1734-MP-000-E (Indicative Masterplan) received by lpa 21/07/2011;

Drawing no. P.0620_05-D (Landscape Masterplan) dated 20/07/2011;

Drawing no. 10-1734-OPEN-C (Open Space Areas) dated 21/06/11;

Drawing nos. 4400:01A, 4400:02A & 4400:03A (Link Road General Arrangements) dated 03/11;

Drawing no. 4400:275 (Bridge Details) dated 02/11;

Drawing no. 4400:05 (Existing public footpath improvement works) dated 04/11;

Drawing no. 4400:80 (Pennings Road/Ordnance Road junction improvements) dated 02/11.

- 1.b K/59795/O - Land adjacent to Deans Close and Fields to South opposite Tedworth House, Tidworth - 360 New, Single Family Military Residences with Associated Garages, Parking and Landscaping (Area 19)

The following person spoke in favour of the proposal:

Cllr Christopher Franklin, Mayor of Tidworth

The Committee received a presentation from the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that permission be granted subject to conditions and with the terms of the legal agreement changed to allow for the updated education requirements generated by the development.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received a statement from the Mayor of Tidworth, expressing the views of the Town Council regarding the planning application.

Members then heard the views of Cllr Mark Connolly, the local member, who supported the proposal.

After discussion,

Resolved:

To grant outline planning permission for the following reason:-

The Council is satisfied that there is an overriding need for this residential development to meet the requirements of the military garrison and that this site is a suitable and sustainable location for such a development. Accordingly, although the proposal is a departure from the development plan, it is justified and is considered acceptable.

Subject to:-

- (c) The applicant entering into a Section 106 Agreement covering the following matters:-**
- A financial contribution towards primary and secondary education**
 - Provision/maintenance of children's and casual equipped areas of play.**
 - The payment of; £500 per annum for 5 years to monitor the travel plan, £7,500 towards the up-grading of the Right of Way adjoining the eastern boundary of the site, up to £6,000 for the cost of preparing, advertising and pursuing Traffic Regulation Orders associated with the development and the provision of two bus stops and shelters within the development.**

- The provision of land for sports pitches provision, in conjunction with the NEQ development.

(d) The following conditions:-

1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON:

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

2 Approval of the details of the layout, scale and appearance of the building(s), the access thereto and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

REASON:

This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

3 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

REASON:

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4 This permission relates to the scheme of development as submitted except insofar as amended by the revised plans number ***** and letter from ***** received on the *****.

REASON:

For the avoidance of doubt as to the development authorised since the proposal originally submitted has been amended during the course of its consideration.

5 INFORMATIVE TO APPLICANT:

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the ***.**

6 All hard and soft landscaping comprised in the approved landscaping scheme shall be carried out in accordance with a scheme of phasing to be agreed in writing by the local planning authority before development commences on the site. 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 landscaping setting for the development.

7 No work shall commence on site, including any site clearance works, until there has been submitted to and approved in writing by the local planning authority a scheme giving details of all retained trees and hedgerows on or overhanging the site together with details of their protection during the course of construction. The scheme shall include details of the method of protection and locations of the protective fencing. The protective fencing shall be maintained in accordance with these approved details during the course of the construction on the site.

REASON:

To ensure the retention of existing trees and hedgerows on the site in the interests of visual amenity.

8 Within the protective fencing around the retained trees and retained hedgerows there shall be no storage of equipment, materials or machinery; grounds levels shall not be altered and no excavation shall be carried out without the written agreement of the local planning authority.

REASON:

To ensure the adequate protection of the retained trees and hedgrows in the interests of visual amenity.

9 The detailed landscaping plans to be submitted shall include a 1/200 scale plan showing the position of any existing, retained and proposed trees and landscaped areas and of all existing and proposed pipes, drains, sewers, and public services, including gas, electricity, telephone, water and cable. Once approved there shall be no departure from these positions without the prior approval of the local planning authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or of any Order revoking and re-enacting or amending that Order) no such runs or services shall be dug or laid into the ground subsequently without the prior written consent of the local planning authority.

REASON:

To ensure the retention of trees on the site in the interests of visual amenity.

10 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

REASON:

To ensure the proper management of the landscaped areas in the interests of visual amenity.

11 Prior to the commencement of any work on the site, including any site clearance works, a Reptile Mitigation Method Statement shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with that approved method statement.

REASON:

To ensure the existing reptile population, which is protected

under the Wildlife & Countryside Act 1981 (as amended), is protected.

12 No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

REASON:

To ensure a satisfactory landscaped setting for the development.

13 Before any temporary storage compound is placed, sited or constructed within the site, details of them, together with access routes to them, shall be submitted to and approved in writing by the local planning authority.

REASON:

To safeguard the character and amenities of the area.

14 The development shall make provision for open space, amenity areas and play areas in accordance with the former Kennet District Council's adopted guidance on 'Recreation Space, Public Open Space and Private Amenity Spaces in Residential Areas'. The plans shall define the boundaries and shall include details of the intended future uses of each area, in particular the user age groups of play areas together with the features and items of play equipment it is proposed to install.

REASON:

To ensure a satisfactory provision of different forms of open space throughout the development in the interests of the amenity of future residents.

15 Prior to the commencement of development a surface water management scheme for the site based on the sustainable drainage principles and assessment of the hydrological and hydrogeological context of the development set out in the FRA (Entec, October 2008), and including site designing for event exceedence, shall be submitted to an approved in writing by the

local planning authority. The scheme shall subsequently be implemented in accordance with the approved details in accordance with the timescales set out in the submitted scheme. There shall be no infiltration of surface water drainage into the ground unless it has been demonstrated through appropriate risk assessments that there is no resultant unacceptable risk to controlled waters. The scheme shall also include details of how the scheme shall be maintained and managed after completion and over the lifetime of the development.

REASON:

To prevent the increased risk of flooding, to prevent pollution of controlled waters, to improve habitat and amenity and ensure future maintenance of the surface water drainage system.

16 Prior to the commencement of development impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the local planning authority. The studies should determine the magnitude of any additional capacity required in the system and a suitable connection point. The necessary works required by the studies shall be completed in accordance with the timescales set out in the studies.

REASON:

To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

17 INFORMATIVE TO THE APPLICANT:

Thames Water have advised that they will aim to provide customers with a minimum pressure of 10 metres head (approximately 1 bar) and a flow rate of 9 litres per minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

18 Prior to the commencement of development a scheme for foul drainage provision shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

REASON:

To ensure appropriate drainage for the site which does not cause pollution of controlled water.

19 Prior to the commencement of development full details of how sufficient on-site renewable energy will be provided to reduce CO2 emissions from energy use by users of the dwellings on the site by 10% shall be submitted to and approved in writing by the local planning authority. Those details shall include the phasing of the renewable energy provision and shall accord with the details set out in the 'Tidworth Housing - Sustainability Statement October 2008' submitted with the application. The development shall be carried out fully in accordance with those details.

REASON:

To ensure that the use of renewable energy is satisfactorily integrated into the development to assist in the reduction of CO2 emissions.

20 No external construction or demolition work shall be carried out before 0800 on weekdays and on Saturdays nor after 1800 on weekdays and 1300 on Saturdays, nor at any time on Sundays or Bank Holidays.

REASON:

To protect the living conditions of the occupiers of nearby houses.

21 Prior to the commencement of development a Water Management System, to include water efficiency measures and a water metering scheme, should be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved plans.

REASON:

Water from the site is currently obtained from a single supply source of the Tidworth Borehole. The scheme will ensure a long understanding of the developments water usage on the source, reduce leakage and encourage water efficiency. The scheme is necessary in the interests of sustainable development, prudent use of natural resources and nature conservation.

22 Prior to the commencement of development a Construction Environmental Management Plan, incorporating pollution prevention measures and phasing, shall be submitted

to and approved in writing by the local planning authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

REASON:

To prevent pollution of the water environment.

23 Prior to the commencement of development the finished floor levels of all buildings on the site shall be submitted to and agreed in writing by the local planning authority. The finished floor levels shall be set at least 600mm above the adjacent future design flood level (being that derived from the flow for a flood with a 1% annual probability increased by 20% as set out in table B.2 of PPS25. The development shall be carried out in accordance with the approved details.

REASON:

In the interests of visual amenity and to reduce the risk of flooding to the proposed development and future occupants.

24 **INFORMATIVE TO THE APPLICANT:**

The applicant should note that the upper levels of the scale parameters provided in the amended Design and Access Statement may not be suitable when detailed building designs are being considered at the Reserved Matters stage. At that stage particular attention should be made to the ridge heights and gable depths of the buildings proposed.

25 **INFORMATIVE TO APPLICANT**

The attention of the applicant is drawn to the contents of the attached letter from the Environment Agency dated the 15th January 2009..

26 No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

REASON:

To safeguard the site of archaeological interest.

27 No development shall take place until detailed schemes for the layout of the site accesses shown indicatively on drawings 23464-L28 Rev B, 23464-L-12 Rev A and 23464-L27, which for the avoidance of doubt shall include the necessary street lighting, highway drainage and having been safety audited have been submitted to an approved in writing by the local planning authority. The works shall be carried out in accordance with the scheme approved by condition 29.

REASON:

In the interests of highway safety and satisfactory servicing of the development.

28 Prior to the commencement of development full details of the provision of pedestrian access from the site to St Mary's Church shall be submitted to and approved in writing by the local planning authority. The details submitted shall include a timescale for the provision of the pedestrian access. The pedestrian access shall be provided in accordance with the approved details.

REASON:

To enable pedestrian access to be provided to this community building.

29 No development shall commence until a Travel Plan has been submitted to and approved in writing by the local planning authority. The travel plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the local planning authority on request, together with any changes to the plan arising from those results.

REASON:

In the interests of road safety and reducing vehicular traffic to the development.

30 **INFORMATIVE TO THE APPLICANT:**

Prior to any works within the public highway starting a S278 Agreement(s) will be required by the highway authority.

1.c E/2011/1157/FUL - 23 Stokke Common, Great Bedwyn, Marlborough, SN8 3LL - Demolition of Existing Covered Car Parking Area. Existing Single Storey Extensions to become Double Storey with an Additional Proposal to match Existing

The following person spoke in favour of the proposal:

Ms Katie Nettleton, the agent

The Committee received a presentation from the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that permission be refused. Attention was also drawn to the late observations.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received a statement from the agent in support of the application.

Members then heard the views of Cllr Stuart Wheeler, the local member, who supported the proposal.

After discussion,

Resolved:

To approve planning permission for the following reason:-

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to the appearance of the area and having regard to national Planning Policy Statement 5: Planning for the Historic Environment, Planning Policy Statement 7: Sustainable Development in Rural Areas and the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1.

Subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years of 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 This decision relates to documents/plans submitted with the

application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref: EL 01 Rev D, PL 02 Rev D, PL01 Rev C and EL02 Rev C all received on the 21st November 2011 and the Location Plan and Site Plan received on the 24th August 2011.

195. **Urgent items**

There were no urgent items.

(Duration of meeting: 6.00 - 7.00 pm)

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

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