

STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 12 MAY 2010 AT COMMITTEE ROOM, COUNTY HALL, TROWBRIDGE.

Present:

Cllr Philip Brown, Cllr Christine Crisp (Vice Chairman), Cllr Andrew Davis (Chairman), Cllr Peter Fuller, Cllr Russell Hawker, Cllr Julian Johnson, Cllr Mark Packard, Cllr Anthony Trotman and Cllr Fred Westmoreland

10. Apologies for Absence

Apologies were received from Councillors Jeff Ody and Chris Humphries.

11. Minutes of the Previous Meeting

Resolved: To confirm and sign as a correct record the minutes of the meeting held on the 20 January 2010.

12. Declarations of Interest

There were none.

13. Chairmans Announcements

Members were requested to note that it may be necessary to call a special meeting of the Strategic Planning Committee, to deal with a number of procedural matters relating to the Stonehenge Visitors Centre planning application. Members would be advised of the date in due course.

14. Public Participation

Members of the public addressed the Committee as set out in Minute No. 15 below.

15. N/10/00041/REG3 - Former North Wilts DC Depot, Marlborough Road, Wootton Bassett - Erection of New Road Store Salt Depot - Electoral Division Wootton Bassett South

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application.

Statements were received from the following members of the public.

Mr Paul Smith, Wiltshire Council, Head of Service (Fleet), on behalf of the applicant.

Mr Tony Mullin, Oxford Architects.

After a lengthy discussion,

Resolved: To grant planning permission:-

The proposed development is for the erection of additional buildings for the storage and distribution of road salt on an existing Council depot site. In this context and subject to the implementation of schemes for the mitigation of noise, visual impact and sustainable drainage, the proposal is considered to be entirely appropriate and without an unacceptable impact upon residential and landscape amenity. The proposal is considered to comply with the provisions of Policies C3 and NE15 of the adopted North Wiltshire Local Plan 2011.

Subject to the following conditions,

- 01 The development hereby permitted shall be commenced within three years from the date of this planning permission.**

Reason: To comply with Section 51 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 02 Unless otherwise required by conditions attached to this planning permission, the development hereby permitted shall be carried out in complete accordance with the submitted drawing numbers:**

Site location plan - 09208 100 rev.D

Site plan - 09208 115 rev.M

Proposed site plan – 09208 102 rev.N

Proposed floor plans – gritter garages – 09208 103 rev.A

Proposed elevations – gritter garages 09208 105 rev.C

Proposed floor plans – salt store – 09208 104

Proposed elevations – salt store - 09208 107 rev.A

Site 2 - External lighting – 60283(63)003

Survey – 09208 101 rev.B

Ecological treatment system layout with landscaping and ecological mitigations measures (1 of 2) – 923/001 rev.D

Ecological treatment system layout with landscaping and ecological mitigation measures (2 of 2) – 923/002 rev.D

Biodiversity and Landscape Delivery Plan (V1.0) – March 2010

Habitat features – 09208 117 rev.A

Indicative location of faunal mitigation and enhancement features

Tree protection plan – 090929-SSDWB-TPP-RevA-AM

Reason: To ensure the development is carried out in accordance with the submitted details and for the avoidance of doubt.

- 03 No part of the development shall be occupied or brought into use until the visibility splays shown on the approved have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.**

Reason: In the interests of highway safety

POLICY-C3

- 04 The development hereby permitted shall be implemented, and operated at all times thereafter, in complete accordance with the conclusions and recommendations specified in the submitted noise barrier assessment (prepared by 24Acoustics – 3rd December 2009).**

Reason: In the interests of securing a satisfactory noise barrier along the southern boundary of the site so as to secure the amenities of the nearest residential properties.

- 05 The development hereby permitted shall be implemented in complete accordance with the conclusions and recommendations (including management and monitoring) contained within the Biodiversity and Landscape Delivery Plan (V1.0).**

Reason: In order to address all ecological issues and to secure a suitable programme for implementation and subsequent monitoring to be followed during construction and post construction management.

- 06 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.

POLICY-C3

- 07** 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 prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

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.

No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. 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 prior written consent of the Local Planning Authority.

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) above shall have effect until the

expiration of five years from the first occupation or the completion of the development, whichever is the later.

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

POLICY-C3

- 08** Prior to the commencement of development all constructional and layout details of the proposed of fuel enclosure, gully emptying bays, storage area, straw filter bay and wash down area shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in complete accordance with those details approved.

Reason: For the avoidance of doubt and in the interests of visual amenity.

- 09** There shall be no external lighting erected or installed on the site unless in complete accordance with the external lighting specifications detailed on drawing number 60283(63)003.

Reason: In the interests of visual amenity and impact of the proposal on the countryside.

(Duration of meeting: 10.30 - 11.05 am)

The Officer who has produced these minutes is Anna Thurman, of Democratic & Members' Services, direct line 01225 713035, e-mail anna.thurman@wiltshire.gov.uk

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