

STRATEGIC PLANNING COMMITTEE

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 13 FEBRUARY 2013 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Peter Colmer, Cllr Mark Connolly, Cllr Andrew Davis (Chairman), Cllr Peter Fuller, Cllr Charles Howard, Cllr John Knight, Cllr Francis Morland, Cllr Stephen Petty, Cllr Leo Randall, Cllr Anthony Trotman, Cllr Fred Westmoreland and Cllr Ian West

Also Present:

Cllr Helen Osborn and Cllr Jeff Osborn

1 **Apologies for Absence**

There were no apologies for absence.

2 **Minutes of the Previous Meeting**

The minutes of the meeting held on 14 November 2012 were presented, and it was,

Resolved:

That the minutes of the meeting held on 14 November 2012 be approved as a true and correct record.

3 **Declarations of Interest**

Cllr Peter Fuller and Cllr John Knight declared non-pecuniary interest in agenda item 6 - Construction of a new sludge digestion facility at Wessex Water Sewage Treatment Station, Trowle, Trowbridge as members of Trowbridge Town Council, where the application had been previously considered by the Town Council Development Control Committee. They both declared that they would consider the application on its merits and debate and vote with an open mind.

4 **Chairman's Announcements**

There were no Chairman's announcements.

5 **Public Participation and Councillors' Questions**

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 number 6, as detailed below.

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

6 **Application ref: W/12/01818/WCM - Construction of a new sludge digestion facility at Wessex Water Sewage Treatment Station, Trowle, Trowbridge**

Public Participation

- Mark Lloyds, Wessex Water, spoke in support of the application

The Planning Officer introduced the report which recommended that planning permission be granted, subject to conditions. He explained that the planning application was for the construction of a new Sludge Treatment Station at Trowle, Trowbridge.

Members of the Committee were informed that that the existing sludge treatment infrastructure at the Trowbridge Works would not have the capacity to deal with the anticipated future growth of the town and its surroundings. However, the proposal would have the capacity to accommodate this growth. It was noted that the heat generated from the facility would be fed back into the anaerobic digestion process and the electricity produced will meet the energy needs of the works, with surplus energy being fed into the national grid. The end product from the digested sludge would be used as an agricultural fertiliser.

Members of the public then had the opportunity to address the Committee with their views, as detailed above.

The Local Members, Councillors Helen Osborn and Jeff Osborn then spoke to the application. In particular the Councillors raised issues relating to the scale of development, design, bulk height and general appearance, environmental/highway impact and communication issues. It was noted that the major concern related to the visual impact upon the surrounding area and the need for appropriate screening.

The Committee then considered the application and debated a number of issues. The major concern expressed was about the height of the containers, 23.6m high and the need for appropriate screening to reduce the visual impact upon the residents of Bradford Road and Langford Road.

In order to achieve a suitable visual screen it was suggested that further discussions be undertaken between the Council and the applicant about the type of trees to be planted, so that larger specimens could be planted in the first planting season of 2013.

Resolved:

That the grant of planning permission be deferred and delegated to the Service Director, Development Services following negotiations to secure an amended landscaping plan showing a number of larger trees to be planted and to ensure the species are suitable for this location. Once approved the landscaping scheme to be implemented in this planting season if practical.

The new sludge digestion facility will provide increased sludge treatment capacity essential to meet the regulatory obligations of the sewage treatment statutory undertaker. The facility will provide additional sustainability benefits in terms of diverting waste from landfill and harnessing a source of renewable energy. The essential need for the development and the sustainability benefits are considered sufficient to outweigh any visual impact of the proposal.

Subject to the following conditions (to be amended to reflect any changes to the plan reference for the agreed planting scheme):

1. The development to which this permission relates must be begun not later than the expiration of three years from the date on which this permission is granted. Written notification of the date of commencement shall be sent to the Waste Planning Authority within 7 days of such commencement.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - D9542/7000 revision E dated 17/09/2012 – location plan
 - D9542/7002 revision G dated 24/09/2012 – Proposed Block Site Plan scale 1:500
 - D9542/7003 revision H dated 24/09/2012 – Proposed Block Site Plan scale 1:200
 - D9542/7005 revision F dated 24/09/2012 – Proposed Digester Tanks Plan and Elevations
 - D9542/7006 revision F dated 24/09/2012 – CHP Plant Plan & Elevations

- D9542/7008 revision E dated 24/09/2012 – MCC Kiosk (No. 1,2,3 &4) Plan and Elevations
- D9542/7013 revision G dated 24/09/2012 – Proposed site sections
- D9542/7014 revision F dated 19/09/2012 – Proposed Thickener Kiosk No.5 Plan and Elevations
- D9542/7015 revision G dated 24/09/2012 - Proposed Boiler House Plan & Elevations
- D9542/7016 revision A dated 13/09/2012 – Proposed Diesel Generator Plan & Elevations
- Trowbridge Sewage Treatment Works Environmental Supporting Statement prepared by Wessex Water, dated August 2012
- Trowbridge STW APD (D9542 – Proposed Landscape Planting)

Reason: For the avoidance of doubt and in the interests of proper planning

3. All soft landscaping comprised in the approved details of landscaping, as shown in drawing ref Trowbridge STW APD (D9542 – Proposed Landscape Planting), shall be carried out in the first planting and seeding season following the commencement of the development. 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.

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

POLICY: WDC6 of the Wiltshire and Swindon Waste Development Control Policies DPD

4. The external surfaces of the development hereby permitted shall be finished in non-reflective BS 4800 00 A 05 – Goose grey and maintained as such thereafter.

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

(Duration of meeting: 10.30 - 11.15 am)

The Officer who has produced these minutes is Stuart Figini, of Democratic & Members' Services, direct line 01225 718376, e-mail stuart.figini@wiltshire.gov.uk

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