

## STRATEGIC PLANNING COMMITTEE

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**DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 22 OCTOBER 2014 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.**

**Present:**

Cllr Glenis Ansell, Cllr Trevor Carbin, Cllr Terry Chivers, Cllr Andrew Davis (Chairman), Cllr Stewart Dobson, Cllr Charles Howard, Cllr Bill Moss, Cllr Christopher Newbury and Cllr Tony Trotman (Vice Chairman)

**Also Present:**

Cllr Alan Hill and Cllr Horace Prickett

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**73 Apologies for Absence**

Apologies for absence were received from Cllr David Jenkins and Cllr Fred Westmoreland.

**74 Minutes of the Previous Meetings**

**Resolved:**

To approve and sign as a correct record the minutes of the Committee meetings held on 16 and 30 July 2014, subject to the following amendment to the minutes of the meeting held on 16 July 2014:-

**Minute No 60 – 14/03118/OUT: Hawkeridge Business Park, Land North and South of Mill Lane, Hawkeridge, Westbury, BA13 4LD – Seventh paragraph to read:**

**“The Local Member, Councillor Jerry Wickham, then spoke in objection to the application, and requested that members undertake a site visit prior to any determination. Other Local Members, Councillor David Jenkins and Councillor Gordon King, supported the suggestion of a site visit.”**

75 **Declarations of Interest**

Cllr Tony Trotman declared that he had a non-pecuniary interest in Minute No 79 below as he was a member of Calne Town Council, but he had a dispensation and would speak and vote on the application.

Cllr Glenis Ansell also declared a non-pecuniary interest in Minute No 79 below as she was a member of Calne Town Council but that she would neither speak nor vote on the application.

76 **Chairman's Announcements**

There were no Chairman's Announcements.

77 **Public Participation and Councillors' Questions**

Questions were asked by members of the public and responses given as follows:-

**Questions from Mr Jesper Eades, a local resident**

**Question 1**

Has Wiltshire Council formulated any strategic planning policy with regard to development, particularly for commercial and industrial uses, of land in the four compass quadrants around Junction 17 of the M4, and is Wiltshire Council guided by specific instruction of national planning policy in this regard ?

**Response**

Core Policy 34 of the emerging Wiltshire Core Strategy refers to proposals for employment development outside settlements. This alongside other policies in the development plan (saved policies in the North Wiltshire Local Plan 2011 and emerging Wiltshire Core Strategy) and other material considerations including the National Planning Policy Framework would be taken into consideration should there be any proposals for development in the vicinity of junction 17 of the M4 motorway. These policies are considered to be consistent with achieving sustainable development as outlined in National Planning Policy Framework paragraphs 6-10.

**Question2**

A planning application can sometimes be granted consent on the basis/principle that the applicant undertake for community and strategic reasons items of public works/expenditure as a condition of the consent. If an application for development were to be made relating to land outside the town boundary of Chippenham, for example on land around Junction 17 of the M4,

could this principle of public works/expenditure be made as a condition of consent by Wiltshire Council with respect to the specific benefit of public works/expenditure arising within the town boundary of Chippenham ?

### **Response**

Any financial or other contributions sought from applicants have to pass stringent tests in order for them to be considered appropriate. The framework for the current system of Planning Contributions in England is set out in section 106 (s106) of the Town and Country Planning Act 1990 (substituted by the Planning and Compensation Act 1991) and the Office of the Deputy Prime Minister's (ODPM) Planning Circular 05/2005. Under s106 (1) of the Act, Planning Contributions may be used for (amongst other things) to "require a sum or sums to be paid to the authority".

Any s. 106 contributions to the Council seeks has to pass the following three tests – contributions must be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

If and when an application is made for works on the sites referred to an assessment will be made as to whether any funding could justifiably be sought for public works or other expenditure in the vicinity.

The current system is proposed to be reformed with the introduction of a Community Infrastructure Levy. Community Infrastructure Levy (CIL) allows local authorities in England and Wales to fund infrastructure by charging on new developments in their area. The money generated through CIL can be used to support growth by helping to pay for a wide range of infrastructure including parks, schools, community facilities, health facilities and leisure centres. Wiltshire Council is currently developing its own charging regime for CIL.

### **Questions from Mr Stephen Eades, a local resident**

#### **Question1**

What actions and investigations has Wiltshire Council taken to establish whether land around the four compass quadrants of Junction 17 of the M4 offers alternative development land, particularly for industrial and commercial uses, with respect to the needs of Chippenham, and would be available and suitable to prevent any present or future breach by development of the existing A350 western boundary for Chippenham ?

#### **Response**

None, for the following reason. With respect to the needs of Chippenham, modifications to the emerging Wiltshire Core Strategy proposed by the Council

during the examination process in relation to Core Policy 10 'Spatial Strategy - Chippenham Community Area' require strategically important mixed use sites for the town's expansion to be identified in a Chippenham Site Allocations Development Plan Document (DPD) and sets out criteria to guide development at the town. The policy is accompanied by a diagram that indicates the areas of search for the strategic growth at the town that will be identified through the DPD. It is these strategic areas that are being assessed through the DPD process. They do not include any areas in the vicinity of junction 17 of the M4 motorway.

Core Policy 10 alongside other policies in the development plan (saved policies in the North Wiltshire Local Plan 2011 and emerging Wiltshire Core Strategy) and other material considerations including the National Planning Policy Framework will be taken into consideration in assessing relevant planning applications that come forward in advance of the DPD west of the A350 around Chippenham.

### **Question 2**

Has Wiltshire Council published publicly the exact geographical extent, from north to south (Malmesbury Road roundabout in the north to the Lacock roundabout in the south), of the present and forthcoming dualling of the Chippenham A350 bypass and the accompanying economic and strategic planning justification for this dualling?

### **Response**

Yes.

In respect of the section under construction between Jackson's Lane and the Badger Roundabout, the case was made as part of a bid to DfT's 'pinch point' fund, and can be found at

<http://www.wiltshire.gov.uk/council/howthecouncilworks/plansstrategiespolicies/transportpoliciesandstrategies/lppapplicationa350chippenhamdualling.htm>

In respect of improvements between the Brook and Bumpers Farm Roundabouts, the outline business case was submitted to and approved by the Wiltshire and Swindon Local Transport body (responsible for allocating transport major scheme formula funding), and can be found (under item 27) at <http://ww5.swindon.gov.uk/moderngov/ieListDocuments.aspx?CId=940&MId=6682&Ver=4>

In respect of Improvements between the Badger and Chequers Roundabouts, the case was made (and provisionally approved) as part of the Council's Strategic Economic Plan submitted to Government in March 2014, and can be found at <http://www.swlep.biz/docs/1>

There are no current proposals for dualling the section between the Chequers and Lacock roundabouts.

### **Questions from Mr Howard Ham, a resident of Allington, Chippenham**

#### **Question 1**

Evidence from Wiltshire Council to the Core Strategy Examination in Public (EiP) in June 2014 stated that in terms of strategic planning policy the A350 is the logical and natural western boundary for Chippenham and that this boundary will not be breached by development until other alternative development sites are exhausted. Is the same policy as evidenced to the Core Strategy EiP being endorsed by Wiltshire Council in its current review of the Chippenham Development Plan Document (DPD) and if not, why not ?

#### **Response**

From a planning policy perspective, for the purpose of identifying strategic mixed use development (housing, employment and community facilities) at the town currently the A350 is considered to be the logical boundary. Consequently land to the west of the A350 has not been identified as a potential direction for the town's growth for the purposes of the emerging Chippenham Site Allocations Development Plan Document (DPD).

Modifications to the emerging Wiltshire Core Strategy proposed by the Council during the examination process in relation to Core Policy 10 'Spatial Strategy - Chippenham Community Area' require strategically important mixed use sites for the town's expansion to be identified in a Chippenham Site Allocations DPD and sets out criteria to guide development at the town. The policy is accompanied by a diagram that indicates the areas of search for the strategic growth at the town that will be identified through the DPD, which do not include land to the west of A350. It is these strategic areas that are being assessed through the DPD process.

Core Policy 10 alongside other policies in the development plan (saved policies in the North Wiltshire Local Plan 2011 and emerging Wiltshire Core Strategy) and other material considerations including the National Planning Policy Framework will be taken into consideration in assessing relevant planning applications that come forward in advance of the DPD.

#### **Question 2**

Evidence from Wiltshire Council to the Core Strategy Examination in Public (EiP) in June 2014 stated that in terms of strategic planning policy the A350 is the logical and natural western boundary for Chippenham and that this boundary will not be breached by development until other alternative

development sites are exhausted. What is the procedure of Wiltshire Council for identifying alternative sites that would avoid a breach of the western boundary, and how is the term “exhausted” defined in terms of this investigation?

### **Response**

As set out in the response above (Q2), the Council is focussing on the area to the east of the A350 in identifying sites for development at the town through the Chippenham Site Allocations Development Plan Document. The Council considers that the scale of growth proposed in the Core Strategy for the plan period to 2026 can be accommodated on the strategic areas identified.

### **Question from Ms Valerie Ham, a resident of Allington, Chippenham**

In July 2014 a company known as “the Range” announced that it wished to undertake a large development on land beyond the Chippenham A350 western boundary. Have officers of the Council, from whatever department, had discussions with either “The Range” company, the landowners of the proposed development site and /or any agents acting regarding the interests of the company or landowners at any dates in the last 12 months and, if so, for what specific purpose ?

### **Response**

Work is in progress on the preparation of a Chippenham Site Allocations Plan the focus of which is to identify strategic mixed use development (housing, employment and community facilities). Land to the west of the A350 has not been identified as a potential direction for the town’s growth for this purpose. Areas east of the A350 are being assessed including land south of the town. This is in accordance with the approach proposed by the Council during the examination process in relation to the Wiltshire Core Strategy and specifically Core Policy 10 ‘Spatial Strategy - Chippenham Community Area’. The detailed assessment of these areas follows consultation on a methodology that was finalised in July. The results of this assessment will inform proposals of the Chippenham Site Allocations Plan which it is intended to publish for pre-submission consultation early in 2015.

There were no questions received from members of the Council.

Members of the public addressed the Committee as set out in Minute No 78 below.

78 **14/07284/FUL - The Poplars Residential Park, Poplars Tree Lane, Southwick, Trowbridge, BA14 9NB - Change of use of agricultural land to extend an existing Gypsy and Traveller site to accommodate two additional pitches and associated landscaping. Erection of two additional day rooms and retrospective permission for entrance gate and walls**

**The following people spoke against the proposal:**

Mr Richard Parsons, a local resident  
Mr Douglas Brown, a local resident  
Mr Francis Morland, a local resident  
Cllr Steve Jones, representing Southwick Parish Council

**The following person spoke in support of the proposal:**

Mr Tony Phillips, Director, Thurdleigh Planning Consultancy Ltd.

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that the planning application be approved, subject to conditions. He explained that the key issues to consider were the principle of the proposed development in this locality and the current situation regarding progress towards the allocation of sites within Wiltshire in terms of the Gypsy and Traveller Development Plan Document.

The proposal was for the extension of an existing Gypsy and Traveller site, to provide for an additional two pitches to include the erection of two day rooms. The application simultaneously sought retrospective approval for the erection of walls and a gate at the entrance to the site.

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 Horace Prickett, the local Member, who objected to the proposal on account of the scale of the development, the visual impact upon the surrounding area, the relationship to adjoining properties, environmental and highway impact and parking. He recommended to Members that they carry out a site visit prior to making a decision on the application. However, several members expressed the view that they were familiar with the site and did not require a formal site visit by the Committee.

After a full discussion,

**Resolved:**

**To refuse planning permission for the following reasons:-**

- (1) The proposal, by expanding an existing single pitch site to include two additional pitches conflicts with national planning guidance expressed in paragraph 23 of Planning Policy for Gypsy and Traveller Sites that requires local planning authorities to strictly limit new traveller site development in open countryside that is away from existing settlements.
- (2) The additional traffic generated by this proposal would increase vehicular movements through the junctions of Poplar Tree Lane/A361 Frome Road and Poplar Tree Lane/B3019 Bradford Road, to the detriment of road safety due to the sub-standard visibility in the South East direction. The proposal is therefore contrary to Policy CF12 (D) of the West Wiltshire District Plan 1st Alteration (2004); CP 47 (ii) of the emerging Wiltshire Core Strategy and Policy H of "Planning Policy for Traveller Sites" : Department for Communities and Local Government, March 2012.
- (3) The proposal, due to the large increase in the size, including the depth of the overall site, and the associated erection of two more day rooms, would have an adverse impact on the character and appearance of the landscape, with the site becoming a more intrusive feature in a predominantly agricultural landscape. This would conflict with policy CF12 (B) of the West Wiltshire District Plan 1st alteration (2004) and with policy CP47 (vi) of the emerging Wiltshire Core Strategy.

79 **14/07652/FUL - Beversbrook Sports Facility, Beversbrook Road, Calne, SN11 9FL - All-Weather Sports Pitch with Floodlighting and fencing, New Pavilion Entrance, Reception & Cafe**

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that the planning application be granted subject to conditions. He explained that the application formed part of the Wiltshire Council Campus Project.

Members of the Committee then had the opportunity to ask technical questions.

Members then heard the views of Cllr Alan Hill, a local Member, who supported the application but stressed the need for the inclusion of the proposed toucan crossing.

After some discussion,

**Resolved:**

**To grant planning permission, subject to the following conditions:-**



- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**REASON:** To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 Prior to the proposal being brought into use the applicant shall provide a scheme of pedestrian and cyclist access & crossing improvements in the vicinity of the site. Full technical details to support the scheme will be required (please see attached Wiltshire Pedestrian Crossing Practice Note - V2), including likely pedestrian and vehicular movements. Full construction details shall be submitted to and approved in writing by the Local Planning Authority prior to construction taking place. The approved scheme shall be constructed in accordance with the approved details prior to the proposal being brought into use and shall be completed to the satisfaction of the Local Planning Authority.

**REASON:** To ensure that adequate provision is made for pedestrian and cyclists to the site in the interests of highway safety.

- 3 No development shall commence within the area indicated until:
  - a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
  - b) The approved programme of archaeological work has been carried out in accordance with the approved details.

**REASON:** To enable the recording of any matters of archaeological interest.

- 4 No development shall commence until such time as hedgerows within the site have been completely translocated in full accordance with the submitted Hedge and Ditch Relocation Plan (Ref: 5111858/L/P/725/0001/1).

**REASON:** To mitigate impacts upon BAP habitats and landscape features in accordance with NE10, NE11 and NE14.

- 5 All development, including all hedgerow translocation works, shall be carried out in full accordance with the approved Precautionary Method of Working.

**REASON:** Avoiding impacts upon protected species

- 6 No part of the development hereby approved shall be first brought into used until the parking area shown on the approved plans has

been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

**REASON:** To ensure that adequate provision is made for parking within the site in the interests of highway safety.

- 7 No development shall commence on site until details of the design, external appearance and decorative finish of fences and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being brought into use

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

- 8 The materials to be used in the construction of the development hereby permitted shall match in material and design as those outlined in the submitted plans.

GA-1000 B

GA-1001 B

GA-1002 E

GA-1003 D

EL-1004 B

EL-1005 C

GA-1006 D

GA-1007 E

GA-1008 C

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

- 9 The use of the floodlit pitches hereby permitted shall only take place between the hours of 8am and 9pm from Mondays to Sundays.

**REASON:** To ensure the ongoing amenity of the area.

**INFORMATIVE 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.

**INFORMATIVE TO APPLICANT:** 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.**

**INFORMATIVE TO APPLICANT: The applicant should note that the grant of planning permission does not include any separate permission which may be needed for Section 6 approval in relation to the Land Powers Defence Act 1958. Such permission should be sought direct from OPA Central Services, Ashdon Road Saffron Walden, Essex, CB10 2NF**

80 **Army Basing Programme - Salisbury Plain Masterplan**

The Committee received an update report by the Army Basing Planning Manager. He reminded Members that at its last meeting held on 30 July 2014, the Committee, whilst recognising the work so far completed, nevertheless encouraged the Defence Infrastructure Organisation (DIO) to reach agreement with the Associate Director for Economic Development and Planning on the following matters of principle before finalising the Master Plan:-

- The outstanding issue relating to the impact of additional water abstraction arising from ABP being addressed to the satisfaction of the Council, in consultation with the Environment Agency and Natural England;
- The outstanding issue relating to the impact of foul water discharge from ABP on phosphate levels in the River Avon being addressed to the satisfaction of the Council in consultation with the Environment Agency and Natural England;
- The outstanding issue relating to the potential impact of increased recreational pressure on Salisbury Plain from ABP on protected species being addressed to the satisfaction of the Council;

The Army Basing Planning Manager was pleased to report that this outstanding work had been completed and the Master Plan had now been finalised, thus providing a sound basis upon which forthcoming development could be planned in a comprehensive manner with the necessary infrastructure.

**Resolved:**

**To note the contents of the report.**

81 **Date of Next Meeting**

**Resolved:**

To note that the next meeting was due to be held on Wednesday 12 November 2014 in the Council Chamber at County Hall, Trowbridge, starting at 10.30am.

82 **Urgent Items**

There were no items of urgent business.

(Duration of meeting: 10.30 am - 12.25 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](mailto:roger.bishton@wiltshire.gov.uk)

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