

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 27 NOVEMBER 2014 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Fred Westmoreland (Chairman), Cllr Christopher Devine (Vice Chairman), Cllr Richard Britton, Cllr Richard Clewer, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Ian Tomes and Cllr Leo Randall (Substitute)

Also Present:

Cllr Bill Moss

119 Apologies for Absence

Apologies were received from Cllr Jose Green who was substituted by Cllr Leo Randall.

Apologies were received also from Cllr Brian Dalton.

120 Minutes

The minutes of the meeting held on 6 November 2014 were presented.

Resolved:

To approve as a correct record and sign the minutes.

121 Declarations of Interest

There were no declarations of interest.

122 Chairman's Announcements

The Chairman explained the meeting procedure to the members of the public.

123 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

124 Planning Appeals

The committee received details of the appeal decisions as detailed in the agenda.

125 Planning Applications

126: 13/00636/FUL - Brook Cottages, Gasper, Stourton, Warminster, Wiltshire, BA12 6PY

Public Participation

There was no public participation.

Application 13/00636/FUL was considered by the Southern Area Planning Committee held on the 3rd of July 2014. At that Meeting members resolved to grant planning permission for the development subject to the imposition of planning conditions and the applicant entering into a legal agreement concerning the allocation of the housing and a financial contribution towards public open space. It was further agreed that a draft Section 106 agreement and a draft set of conditions should be considered by a future Planning Committee before the Local Planning Authority issued a decision.

Members of the Committee had the opportunity to ask technical questions of the officer. It was heard that the scheme displayed had no changes to the scheme that was previously brought to Committee. It was stated that these houses would not be let through 'Homes for Wiltshire'. Legal advice was sought as to the involvement of the Parish Council and their roll in allocations. Concern was raised that the Parish Council could be opened up to legal action. The applications compliance in regards to S.106 was discussed with legal. The lettings policy, which had been previously agreed, was raised by the Chairman and the involvement of the Parish Council was discussed.

Members debated the application in regards to the involvement of the Parish Council and the legality of the application with advice from the Legal Officer present. It was heard that the previous meeting of the Southern Area Planning had agreed to consultation only with the Parish Council. The statutory provisions within the Planning Officer's report was raised and discussed by Members.

The need for affordable housing was raised and the need for these houses to be for local people was stated. It was heard that the application was not S.106 compliant. Members raised the new allocations policy and clarified the involvement of the parishes in this policy.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr George Jeans, spoke in support to the application. Cllr Jeans stated that all parties were happy with the agreement prior to this meeting and he asked legal if workers got priority when letting one of the proposed private social housing properties. Cllr Jeans sought legal advice in regards to the procedures followed. It was heard that the Parish Council, the applicant and Wiltshire Council all supported the application.

Resolved:

To APPROVE the recommendation that following members resolution to grant planning permission at the committee of the 3rd July 2014 that members further approve the legal agreement at appendix B and the proposed conditions at appendix C.

126| 14/06858/FUL - Land to the north of Hampton Park Phase 2 Development, Sycamore Drive, Bishopdown, SP1 3GZ (Hampton Park II)

Public Participation

Thelma Claydon spoke in objection to the application.

Mr Green spoke in objection to the application.

Mr Amesbury spoke in support of the application.

The Planning Officer presented his report to the Committee which recommended that permission be **GRANTED** subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the officer. The location of Trihorn Drive was displayed by the presenting officer. The need for fencing near the footpath was raised. Members also asked questions in regards to traffic. The presenting officer discussed plans for the parent drop off locations. The location of a local multi-use car park was displayed that was next to a country park. Facilities would be in place to encourage the use of bicycles. A question was also asked regarding a sprinkler system in the school; the presenting officer stated that this was not a planning issue. It was heard that the school was designed to the standard of other Wiltshire schools and would be orientated to capture light.

Members debated the application in regards to the need for a school on this site. The need for the public paths to be interlinking was raised. Local issues

were addressed and it was heard that the Enforcement team had been on site. The removal and relocation of earth was discussed. The greater use of gates on Hampton Park were also stated; the need for adequate maintenance of these gates was raised. The location of growing beds within the school boundaries was discussed and it was heard that these were not allotments. The hours of operation were also stated as a cause for concern.

Parking and the removal of trees were raised by Members and the need to encourage walking was stated. The proposed design of the school was also discussed. The presenting officer provided clarification in regards to the section 38 agreement; this related to paving.

Discussion continued in regards to informatives, car parking and a sprinkler system within the school. Water drainage and the risk of flooding were raised and reference was made to condition 6.

The Chairman clarified the need for officers to be satisfied with the landscaping and explained that there was a need for a report in regards to water drainage and flooding at the next meeting of the Committee. The Chairman continued by stating that the design was not attractive, however, that the school would be invisible from Old Sarum.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Bill Moss , spoke in support to the application. Cllr Moss stated he was a governor of Green Trees School. Cllr Moss raised the South West core strategy and the need for a school on this site. It was heard that it was not unusual for schools to be located near housing developments.

Resolved:

To APPROVE 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 The development hereby permitted shall be carried out in accordance with the following approved plans listed in schedule. (WM14)

Site Location Plan 130970P(0)100 A 28/3/14 received 31/7/14
Proposed Site Sections 130970P(0)109 B 2/5/14 received 4/8/14
Proposed Site Plan 130970P(0)101 B 25/3/14 received 31/7/14

Proposed Lower Ground Floor 130970P(0)102 A 22/4/14 received 31/7/14

Proposed Upper Ground Floor 130970P(0)103 A 22/4/14 received 31/7/14

Proposed Roof Plan (1) 130970P(0)104 A 5/6/14 received 31/7/14

Proposed Roof Plan (2) 130970P(0)105 A 5/6/14 received 31/7/14

Proposed Elevations 130970P(0)106 B 19/5/14 received 4/8/14

Proposed Elevations 130970P(0)106 B 19/5/14 received 4/8/14

Proposed Sections (1) 130970P(0)107 A 2/5/14 received 4/8/14

Proposed Sections (2) 130970P(0)108 B 2/5/14 received 4/8/14

Ecological Appraisal Revision 1 dated August 2014,

Design and Access Statement received 30/10/14

Flood Risk Assessment, WSP 30/7/14, received 31/7/14

Planting Schedule SLR 1 August 2014, received 4/8/14

Hard Landscaping Proposals Drawing 1 July 2014, received 4/8/14

Soft Landscaping Proposals Drawing 2 July 2014, received 4/8/14

Outline Drainage Strategy WSP-DDN-009, 11/7/13 received 15/7/14

Sustainable Design Statement Revision 1, Ridge July 2014, received 15/7/14

Written Scheme of Investigation, Wessex Archaeology June 2014, received 15/7/14

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

- 3 The development hereby approved shall not be brought into use until covered cycle parking for 56 cycles has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority. This facility shall be provided in accordance with the approved details and made available for use prior to the first occupation and shall be retained for use at all times thereafter.

REASON: In pursuit of sustainable transport objectives.

- 4 No part of the development hereby approved shall be first brought into use 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.

- 5 No development shall commence on site until a scheme for
 - a) a 1.5m wide footway across the site frontage

b) a scheme of landscaping and a means of enclosure across the remaining site frontage between the pavement and the car park

has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the footway, landscaping and enclosure/fence have been implemented in accordance with the approved details.

REASON: In the interest of highway safety

- 6 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access), incorporating sustainable drainage details and an assessment of the hydrological and hydrogeological context of the development, in accordance with the Flood Risk Assessment (WSP dated 30/07/2014), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

REASON: To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage

- 7 No development shall commence on site until details and samples 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.

- 8 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, details of external cowls, louvers or other shields to be fitted to the floodlights to reduce light pollution, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed. The approved measures shall be put in place before the floodlights are first brought into use 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.

- 9 There shall be no occupation of the development until a scheme of works for the control and dispersal of atmospheric emissions and in particular odours (from the kitchen) and suitable noise insulation for any extraction equipment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the school kitchen is first brought into use and shall be maintained in effective working condition at all times thereafter.'

Reason: In the interests of neighbouring amenities, to prevent disturbance from noise and odours.

- 1 No construction work shall take place on Sundays or Public Holidays
0 or outside the hours of 07.30 to 18.00 on weekdays and 08.00 to 13.00 on Saturdays.

Reason: In the interests of neighbouring amenities.

- 1 The school development hereby permitted shall not be occupied
1 until the approved sewage disposal drainage works proposed and connection to the mains sewer have been completed in accordance with the submitted and approved details.

REASON: To ensure that the development is provided with a satisfactory means of drainage.

- 1 The post excavation archaeological works (including off-site work
2 such as the analysis, publishing and archiving of results), shall be submitted to the local planning authority within 12 months of the first use of the development as set out in the approved written scheme of investigation. These works should be carried out to the standard set in the MAP2 project management systems, superseded as appropriate by MoRPHE.

REASON: To enable the recording of any matters of archaeological interest and to ensure that the results of that recording are made available.

- 1 The Multi Use Games Court and sports pitch (Plan ref
3 130970P90)101B) shall be for use by the Greentrees school for outdoor sports only.

REASON: To prevent undue disturbance to local residents.

1 All soft landscaping comprised in the approved details of
4 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.

1 Informatives:
5

1. The surface water drainage scheme for the proposed development must meet the following criteria:

a. Any outflow from the site must be limited to the maximum allowable rate, so there is no increase in the rate and/or volume of run-off, and preferably it should be reduced.

b. The surface water drainage system must deal with the surface water run-off from the site up to the critical 1% Annual Probability of Flooding (or 1 in a 100-year flood) event, including an allowance for climate change for the lifetime of the development. Drainage calculations must be included to demonstrate this (e.g. Windes or similar sewer modelling package calculations that include the necessary attenuation volume).

c. If there is any surcharge and flooding from the system, overland flood flow routes and "collection" areas on site (e.g. car parks, landscaping) must be shown on a drawing. CIRIA good practice guide for designing for exceedance in urban drainage (C635) should be used.

d. The adoption and maintenance of the drainage system must be addressed and clearly stated.

2. Pollution Prevention During Construction: Safeguards should be implemented during the construction phase to minimise the risks of

pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at:
<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

3. The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. The protected species groups most likely to occur at this application site are reptiles, badgers and breeding birds. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

4. The developer's attention is drawn to the document Special Requirements for Safe Working and any covenants contained in the Deed of Grant, regarding the Esso pipeline.

5. With reference to Condition 8, the applicant will need to demonstrate that the lighting scheme will satisfactorily control light pollution and glare. We recommend they do this by submitting information which demonstrates scheme will comply with the recommendations of the Institute of Lighting Engineers "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" for Zone E3.

6. There is a School Travel Plan in place for the Greentrees School which requires updating to reflect the proposed extension to the school. 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. Please contact Ruth Durrant School Travel Plan Adviser on 01225 713483 for further advice on this matter.

7. In respect of archaeology and Condition 12, work should be conducted by a professionally recognised archaeological contractor in accordance with the written scheme of investigation agreed by

this office and there will be a financial implication for the applicant.

8. In discharging condition 9, the applicant should ensure that the ventilation system discharges vertically at a height of at least 1m above the height of any nearby sensitive buildings or uses and not less than 1m above the eaves. We would recommend the applicant consults the Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (DEFRA 2005)

9. The developer's attention is drawn to the guidelines and standards set out in the letter from Sport England dated 28/8/14

10. The school layout links to a number of pathways on adjacent land outside the application site. It may be that once the school use commences, pupils may utilise these adjacent routes to access the school, including existing access points serving adjacent cul de sacs, such as Tryhorn Drive, and Neals Close. The developer/operator of the school is advised to assess the suitability, safety and operation of the access points and associated pedestrian gates which connect footpaths adjacent to the school site with the existing housing estate development to the south.

11. The developer/future operators of the school are advised that the parking area outside the red line of the application site which is intended to have a dual use for the country park and the school should be provided and made available before the school comes into use.

127 **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 7.40 pm)

The Officer who has produced these minutes is David Parkes, of Democratic Services, direct line (01225) 718220, e-mail david.parkes@wiltshire.gov.uk

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