

STRATEGIC PLANNING COMMITTEE

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 23 SEPTEMBER 2015 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Andrew Davis (Chairman), Cllr Trevor Carbin, Cllr Terry Chivers, Cllr Stewart Dobson, Cllr Charles Howard, Cllr David Jenkins, Cllr Bill Moss, Cllr Jerry Wickham (Substitute) and Cllr Magnus Macdonald (Substitute)

Also Present:

Cllr Ian Thorn

60 **Apologies for Absence**

Apologies for absence were received from Cllr Tony Trotman (who was substituted by Cllr Jerry Wickham), Cllr Glenis Ansell (who was substituted by Cllr Magnus Macdonald), Cllr Christopher Newbury and Cllr Fred Westmoreland.

61 **Minutes of the Previous Meeting**

Resolved:

To confirm and sign the minutes of the previous meeting held on 15 July 2015.

62 **Declarations of Interest**

Cllr Jerry Wickham declared a non-pecuniary interest in the following application as he held the position of Portfolio Holder for Waste:

14/12003/WCM – Stephenson Road, Northacre Trading Estate, Westbury, BA13 4WD – Advanced thermal treatment facility

63 **Chairman's Announcements**

The Chairman announced that the following application had been withdrawn from the agenda as the Officers had not yet received, as promised, a communication from the Environment Agency formally withdrawing its objection:

14/11642/DP3 - Downton C of E Primary School, Gravel Close, Downton, SP5 3LZ - Change of use of Memorial Gardens to provide an enlarged playground area, incorporating a hard games court area. Bridge over The Bunney, proposed 2 storey classroom extension and extension to main hall. (See Minute No 65 below)

64 **Public Participation and Councillors' Questions**

There were no questions received from members of the Council.

Members of the public addressed the Committee as set out in Minute Nos. 66, 67 & 68 below.

65 **14/11642/DP3 - Downton C of E Primary School, Gravel Close, Downton, SP5 3LZ - Change of use of Memorial Gardens to provide an enlarged playground area, incorporating a hard games court area. Bridge over The Bunney, proposed 2 storey classroom extension and extension to main hall.**

This item had been withdrawn from the agenda. (See Minute No. 63 above.)

66 **14/11295/REM - Former George Ward School, Shurnhold, Melksham, SN12 8GQ - Reserved Matters application pursuant to outline permission W11/02312/ FUL for the erection of 261 dwellings relating to access, appearance, landscaping, layout and scale**

The following people spoke against the application

Mr Frith, a local resident

Cllr Paul Carter, representing Melksham Without Parish Council

The Committee received a presentation from the Case Officer which set out the main issues in respect of the application with a recommendation that planning permission be granted subject to conditions and the prior completion of a legal agreement to secure 40% affordable housing, 1.5 acres employment land, public open space, an education contribution, ecological mitigation, a Management Company for the public open space and ecology features, off-site highway improvements and a highway contribution of £6,000 for a potential traffic regulation order.

Members 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.

After discussion,

Resolved:

To approve the reserved matters, subject to the following conditions:-

- 1 The development hereby permitted shall begin no later than two years from the date of the reserved matters hereby approved.

REASON: To comply with the provisions of Section 92 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:

| | |
|---------------------------------|--|
| 858-PL00 Rev A | Location Plan |
| 858-PL01-1 Rev E | Planning Layout 1 of 2 |
| 858-PL01-2 Rev F | Planning Layout 2 of 2 |
| 858-PL02 Rev D | Materials Plan |
| 858-PL03 Rev D | Storey Heights Plan |
| 858-PL04-01 Rev B | Street Scenes |
| 858-PL04-02 Rev B | Street Scenes |
| 858-PL05 Rev C | POS Area Plan |
| 858 | Parking Schedule |
| P700/10 Rev F (Sheet 1 of 2) | Refuse Vehicle Swept Analysis North Section |
| P700/11 Rev G (Sheet 2 of 2) | Refuse Vehicle Swept Analysis South Section |
| P700/13 Rev F | Proposed Finished Floor Levels (Sheet 1 of 2) |
| P700/14 Rev F | Proposed Finished Floor Levels (Sheet 2 of 2) |
| P700/15 Rev F (Sheet 1 of 2) | Visibility Splays and Indicative Street Lighting |
| P700/16 Rev E (Sheet 2 of 2) | Visibility Splays and Indicative Street Lighting |
| PERW 19598 10D | Landscape Masterplan |
| 858-PL110-1 Rev A | Housing Type Plans and Elevations |
| 858-PL110-2 Rev A | Housing Type Plans and Elevations |
| 858-PL110-3 Rev A | Housing Type Plans and Elevations |
| 858-PL111-1 Rev A | Housing Type Plans and Elevations |
| 858-PL112-1 Rev A | Housing Type Plans and Elevations |
| 858-PL112-2 Rev A | Housing Type Plans and Elevations |
| 858-PL113-1 Rev A | Housing Type Plans and Elevations |
| 858-PL113-2 Rev A | Housing Type Plans and Elevations |
| 858-PL114-1 Rev A | Housing Type Plans and Elevations |
| 858-PL115-1 Rev A | Housing Type Plans and Elevations |
| 858-PL115-2 Rev A | Housing Type Plans and Elevations |
| 858-PL116-1 Rev A | Housing Type Plans and Elevations |
| 858-PL116-2 Rev A | Housing Type Plans and Elevations |

858-PL117-1 Rev A Housing Type Plans and Elevations
 858-PL118-1 Rev A Housing Type Plans and Elevations
 858-PL119-1 Rev A Housing Type Plans and Elevations
 858-PL119-2 Rev A Housing Type Plans and Elevations
 858-PL122-1 Rev A Housing Type Plans and Elevations
 858-PL122-2 Rev A Housing Type Plans and Elevations
 858-PL122-3 Rev A Housing Type Plans and Elevations
 858-PL123-1 Rev A Housing Type Plans and Elevations
 858-PL123-2 Rev A Housing Type Plans and Elevations
 858-PL123-3 Rev A Housing Type Plans and Elevations
 858-PL124-1 Rev A Housing Type Plans and Elevations
 858-PL124-2 Rev A Housing Type Plans and Elevations
 858-PL125-1 Rev A Housing Type Plans and Elevations
 858-PL125-2 Rev A Housing Type Plans and Elevations
 858-PL128-1 Rev B Housing Type Plans and Elevations
 858-PL128-2 Rev B Housing Type Plans and Elevations
 858-PL129-1 Rev A Housing Type Plans and Elevations
 858-PL129-2 Rev A Housing Type Plans and Elevations
 858-PL130-1 Rev A Housing Type Plans and Elevations
 858-PL131-1 Rev A Housing Type Plans and Elevations
 858-PL132-1 Rev B Housing Type Plans and Elevations
 858-PL133-1 Housing Type Plans and Elevations
 858-PL134-1 Housing Type Plans and Elevations
 858-PL134-2 Housing Type Plans and Elevations
 858-PL134-3 Housing Type Plans and Elevations

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

- 3 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

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garages hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

- 5 The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced

footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access

- 6 No development shall commence on site until full details of the construction of the estate roads, footways, footpaths, verges and junctions, and full details of street lighting, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall not be first occupied until the estate roads, footways, footpaths, verges, junctions and street lighting, have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.**

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner.

- 7 No dwelling shall be occupied until the parking space(s) together with the access thereto, have been provided in accordance with the approved plans.**

REASON: In the interests of highway safety and the amenity of future occupants.

- 8 Prior to development commencing on the site details/plans of the temporary access for construction traffic and sales office access on to/from the Bath Road shall be submitted to and approved in writing by the Local Planning Authority; this should also include any signage scheme associated with the temporary access that would need to be installed and a timetable for the restoration of the hedgerow which should include the species of the replacement planting. The access and signage shall be completed in accordance with the approved details.**

The temporary access together with any associated equipment permitted shall be removed and the hedgerow reinstated in accordance with the approved timetable.

REASON: In the interests of highway safety and visual amenity

- 9 No dwelling on plots 66 - 70, 79 - 84 and plots 115 - 117 as indicated on the planning layout (Plan number 858-PL01-2 Rev F) shall be first occupied until:**

(a) A scheme for the laying out and equipping of the NEAP/POS (Neighbourhood equipped area for play/Public Open space) shown on the submitted plan, to include landscaping, boundary treatment and for future maintenance and safety checks of the equipment has been submitted and approved in writing by the Local Planning Authority

and;

(b)The play area has been laid out and equipped in accordance with the approved scheme.

REASON: To ensure that the play area is provided in a timely manner in the interests of the amenity of future residents.

- 10 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

location and current canopy spread of all existing trees and hedgerows on the land;
full details of any to be retained, together with measures for their protection in the course of development;
a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
finished levels and contours;
means of enclosure;
boundary treatments;
pedestrian access links onto Bath Road and Dunch Lane
car park layouts;
other vehicle and pedestrian access and circulation areas;
all hard and soft surfacing materials;
minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

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

- 11 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.

- 12 **The window serving toilets and bathrooms, as shown on the submitted plans, shall be obscure glazed and shall be installed prior to the first occupation of the development hereby permitted and shall be maintained as such at all times thereafter.**

REASON: In the interests of amenity and privacy

- 13 **No works shall be undertaken on site until such time as a full schedule of tree planting root protection measures has first been submitted to and approved in writing by the Local Planning Authority; and implemented in accordance with such approved details.**

REASON: To ensure that tree roots do not affect the structural integrity of buildings and structures in the future

- 14 **INFORMATIVE: At this stage of the planning application Wiltshire Fire & Rescue Service is required to make comment relating to section B5 of Approved Document B. Essentially, this relates to the provision of reasonable facilities to assist fire fighters within the building and to enable fire appliances to gain access to the building.**

Complying with these requirements, in advance of the formal Building Regulations consultation process, will assist during that process and are made without prejudice to it.

Approved Document B can be found on www.planningportal.gov.uk/buildingregulations/approveddocuments/partb.

Access and Facilities for the Fire Service

Consideration is to be given to ensure access to the site, for the purpose of fire fighting, is adequate for the size and nature of the development.

Water Supplies for Fire Fighting

Consideration should be given to the National Guidance Document on the Provision of Water for Fire Fighting and the specific advice of this Authority on the location of fire hydrants.

- 15 **INFORMATIVE: Your attention is drawn to the fact that, whilst the details have been approved in relation to this reserved matters application for 261 dwellings, there are other conditions attached to the outline planning permission W/11/02312/FUL which relate to the site which will need to be discharged prior to the commencement of works as well a requirements contained within the associated legal agreement which will need to be met.**

- 16 **INFORMATIVE: Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.**

(Note: Cllr Terry Chivers requested that his vote against the Motion be recorded.)

67 **14/07689/OUT - Land north of Holt Road and Cemetery Lane, Bradford on Avon - Erection of up to 60 dwellings (including affordable dwellings), up to 3,000 sq.m. of B1 employment floor space, informal and formal public open space, allotments, drainage, landscaping , engineering (ground levelling) and other associated works. Outline application to determine access.**

The following people spoke against the proposal:

Cllr Gwen Allison, Chairman of the Planning Committee, Bradford on Avon Town Council

Mr Zac Tullett, representing the Friends of Woolley

Mr David Moss, Chairman of Bradford on Avon Preservation Trust

Mr Martin Newman, a local resident

The following people spoke in support of the proposal:

Mr Guy Wakefield, the agent

Mr Tony Best, ABD Company

The Committee received a presentation from the Senior Planning Officer which set out the main issues in respect of the application with a recommendation that outline planning permission be granted, subject to the prior completion of a legal agreement to secure 40% affordable housing, 1.5 acres of employment land, public open space, an education contribution, ecological mitigation, a Management Company for the public open space and ecology features, off-site highway improvements and a contribution of £6,000 for a potential traffic regulation order.

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.

Cllr Ian Thorn, on behalf of Cllr Rosemary Brown, the local Member, spoke against the application on the grounds that the emerging Neighbourhood Plan was not being taken into account. The Area Development Manager explained that the Neighbourhood Plan was still being developed and its current status did not amount to a material consideration in determining this application. He also explained that the application was in broad accordance with the aims of the Wiltshire Core Strategy in relation to employment and would meet the majority of the housing requirement for the town identified in the Core Strategy. Although the site lay adjacent to but outside the Limits of the Development of the town, there were sound reasons for considering the application favourably.

After discussion,

Resolved:

To refuse planning permission for the following reason:

The proposal by reason of the siting of housing development outside of the limits of development defined for Bradford on Avon in the Wiltshire Core Strategy would conflict with policy CP2 of the Wiltshire Core Strategy which only allows residential development beyond these limits through a plan led-process of either a Site Allocations Development Plan or Neighbourhood Plan. The proposal has not been brought forward through either of these means and therefore conflicts with the delivery strategy of the development plan.

68 **14/12003/WCM - Stephenson Road, Northacre Trading Estate, Westbury, BA13 4WD - Advanced thermal treatment facility**

The following person spoke against the proposal:

Mr Francis Morland, a local resident

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application with a recommendation that planning permission be granted, subject to conditions.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received a statement from a member of the public as detailed above, expressing his views regarding the planning application.

After discussion,

Resolved:

To grant planning permission, subject to the following conditions;-

- 1. The development hereby permitted shall begin no later than five years from the date of this permission.**

Reason: In accordance with Section 51(1) of the Planning and Compulsory Purchase Act 2004.

- 2. Unless otherwise required by conditions attached to this permission, the development hereby permitted shall be carried out in accordance with Drawing Numbers:**

040_A05 Revision B – Site Plan, Dated 24.11.2014

040_A07 Revision C, Sheet 1 of 4 – Site Elevations, dated 02.12.14
040_A07 Revision C, Sheet 2 of 4 – Site Elevations, dated 02.12.14
040_A07 Revision C, Sheet 3 of 4 – Site Elevations, dated 02.12.14
040_A07 Revision C, Sheet 4 of 4 – Site Elevations, dated 02.12.14
040_A08 Revision B - Proposed Floor Plan, dated 10.12.14
040_A09 Revision B – Site Section Levels, dated 02.12.14
040_A10 Revision B – Site Traffic Route Plan, dated 09.12.14
NOR-LP01REVA – Landscape Plan

Reason: To secure what was proposed and in the interests of proper planning.

- 3. The external surfaces of the building hereby approved shall be finished using the following colour specifications:**

Southwest elevation – Wedgwood Blue (BS5252: 18C37)
All other elevations – Mushroom (BS5252: 10B19)
Roof surfaces – Svelte Grey (BS5252: 10B23)

Reason: In the interests of visual amenity.

- 4. No waste other than those waste materials defined in the application and environmental statement shall enter the site.**

Reason: Other waste materials raise environmental and amenity issues that would require consideration afresh and to ensure that the development that takes place substantially accords with the development that was the subject of Environmental Impact Assessment.

- 5. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:**

- a) the parking of vehicles of site operatives and visitors;**
- b) loading and unloading of plant and materials;**
- c) storage of plant and materials used in constructing the development;**
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- e) wheel washing facilities;**
- f) measures to control the emission of dust and dirt during construction;**
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and**
- h) measures for the protection of the natural environment.**
- i) hours of construction, including deliveries;**

has been submitted to, and approved in writing by, the Waste Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved Construction Method Statement.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

6. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Waste 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.

69 **Date of the Next Meeting**

Resolved:

To note that the next scheduled meeting of the Committee was due to be held on Wednesday 21 October 2015, at County Hall, Trowbridge, starting at 10.30am.

70 **Urgent Items**

There were no urgent items of business.

(Duration of meeting: 10.30 am - 1.15 pm)

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

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