

STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 9 DECEMBER 2015 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Andrew Davis (Chairman), Cllr Tony Trotman (Vice Chairman), Cllr Glenis Ansell, Cllr Terry Chivers, Cllr Stewart Dobson, Cllr Charles Howard, Cllr David Jenkins, Cllr Christopher Newbury, Cllr Fred Westmoreland and Cllr Magnus Macdonald (Substitute)

Also Present:

Cllr Baroness Scott of Bybrook O.B.E, Cllr Dick Tonge and Cllr Tony Deane

80 **Apologies for Absence**

Apologies for absence were received from Cllr Trevor Carbin, who was substituted by Cllr Magnus Macdonald and Cllr Bill Moss.

81 **Minutes of the Previous Meeting**

Resolved:

To confirm and sign the minutes of the previous meeting held on 21 October 2015.

82 **Declarations of Interest**

There were no declarations of interest made at the meeting.

83 **Chairman's Announcements**

There were no Chairman's announcements.

84 **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. 85 and 86 below.

85 **13/04647/WCM - Land at Leigh Delamere near Chippenham, Wiltshire - Construction of a New Landscaped Noise Attenuation Bund**

The following people spoke in support of the application.

Mrs H Tupper, the applicant
Mr Simon Chambers, the agent

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 refused.

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.

Members then heard the views of Cllr Baroness Scott of Bybrook OBE, the local Member, who expressed concern over HGV traffic impact and highway safety implications, these concerns also having been brought to her attention by local parish councils and residents.

After discussion,

Resolved:

To refuse planning permission for the following reasons:-

- 1. The development is for a waste management operation outside any allocated site located in the Wiltshire and Swindon Waste Site Allocations Local Plan 2013, or preferred location identified in the Wiltshire and Swindon Waste Core Strategy 2006 – 2026 and it has not been demonstrated by the applicant to be in accordance with all relevant provisions of the strategy, objectives and policies of Waste Development Plan Documents. Accordingly, the development is contrary to Policies WCS3 and WCS5 of the Waste Core Strategy and Policies WDC11 and WDC13 of the Wiltshire and Swindon Waste Development Control Policies DPD 2009.**
- 2. Inadequate details and justification has been submitted with regard to the proposed land raising operation and the Council is not satisfied that such land raising does not constitute a waste disposal operation and an imprudent use of resources not necessary for the reduction of noise levels from the existing Motorway. Materials used in land raising could be better used in association with restoration work elsewhere. Accordingly, the proposal fails to accord with policies WCS3 and WCS5 of the Wiltshire and Swindon Waste Core Strategy 2006 – 2026 DPD and policies WDC11 and**

WDC13 of the Wiltshire and Swindon Waste Development Control Policies DPD 2009.

- 3. The proposed development involves land raising which fails to promote or maintain the quality, character and appearance of the historic environment and fails to demonstrate that public benefits of constructing a bund at this location would outweigh the harm that would be caused to the designated heritage assets. Accordingly, the proposal is contrary to the National Planning Policy Framework and Section 72(1) of the Planning (Listed Building and Conservation Area) Act 1990 and contrary to Policy WDC9 of the Wiltshire and Swindon Waste Development Control Policies DPD 2009.**
- 4. The proposal has failed to demonstrate that it avoids or mitigates against significant adverse impacts to amenity, noise from construction, vibration and transportation of waste. The Council is not satisfied, on the basis of the information submitted, that the proposal would not result in an adverse effect on the local environment and the residential amenity of local residents due to noise and dust created in connection with the proposed site operations. The proposal is therefore considered contrary to Policy WDC2 of the Wiltshire and Swindon Waste Development Control Policies DPD 2009.**
- 5. The traffic generated from this proposal would use roads which by virtue of their function in the highway network and their inadequate width, alignment and junctions, are considered unsuitable to accommodate the type of vehicles and increase in traffic associated with this development. The proposals are contrary to Policies WDC2 and WDC11 of the Wiltshire and Swindon Waste Development Control Policies DPD 2009.**

86 **15/00712/WCM - Bradford Road, Corsham, Wiltshire - Construction of an Inclined Mine Entrance from the Surface into Existing Permitted Mine Workings Construction of Ancillary Surface Facilities including Access on to Highway Offices Car Park Workshop Covered Storage Open Storage Landscaping and Restoration**

The following people spoke against the application

Mr Simon Hart, representing Lovell Stone Group Ltd.

Mr Stephen Ainsworth, Development & Safety Manager, Lovell Stone Group Ltd.

Mr Damion Selim, a local resident

The following people spoke in support of the application

Mr Michael Walker, Technical Director, Wardell Armstrong LLP
Mr Rod Lafargue, representing Hanson UK, the applicant

The Committee received a presentation from the Case Officer which set out the main issues in respect of the application. He also reported receipt of late representations from the Wiltshire Council Ecologist, Natural England and the National Planning Casework Unit all of whom raised no objection to the development. However, the National Planning Casework Unit did point out that it was possible that the Secretary of State might require that an environmental impact assessment was required before planning permission was could be granted.

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.

Members then heard the views of Cllr Dick Tonge, the local Member, in which he explained that he had called in the application for determination by this Committee for the following reasons:-

- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design – bulk, height, general appearance

Cllr Tonge also sought confirmation that the application was really for a second mine entrance rather than for a second mine.

Cllr Tony Deane explained that an adjoining mine owner, Lovell Stone Group Ltd operated a mine at Chicksgrove Quarry, which was in his Division in the south of Wiltshire. This mine owner had expressed concern that the approval of this application could jeopardise the safety of his employees in the adjoining mine due to possible flooding.

The Case Officer confirmed that the application was for an additional mine entrance and that all health and safety issues, including the potential for inrush of water, was the responsibility of the Health and Safety Executive.

After discussion,

Resolved:

Subject to the Secretary of State confirming that environment impact assessment is not required, to delegate to the Area Development Manager authority to grant planning permission, subject to the following conditions, and additional conditions to secure a dust management scheme and to prohibit the processing/cutting of stone at the site:-

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

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

2. The development authorised by this permission shall be for a limited period, expiring on 21 February 2042 or at such time as extraction of stone from the underground stone mine permitted by planning permission N/98/01945/WCM ceases (whichever is the earlier). At such time the site shall be restored within a period of 12 months in accordance with the details shown on drawing ST13466-111 – Restoration Proposals.

Reason: To secure what was applied for the avoidance of doubt.

3. The development hereby permitted shall be carried out in accordance with the following approved plans, unless modified by conditions contained within this schedule:

Plan ref: ST13466-113 – Site Plan, dated 06/11/14

Plan ref: ST13466-115 Revision B – Site Layout, dated 01/12/14

Plan ref: ST13466-116 Revision B – Indicative Surface Water Strategy, dated 03/12/14

Plan ref: ST13466-117 Revision B – Elevation on Proposed Site, dated 11/12/14

Plan ref: ST13466-018 Revision C – General Adit Roof Support Layout, dated 05/11/13

Plan ref: ST13466-021 Revision B – Proposed Elevation on Office Building, dated 29/10/14

Plan ref: ST13466-022 Revision B – Proposed Elevations on Workshop, dated 29/10/14

Plan ref: ST13466-023 Revision B – Proposed Elevations on Storage Shed, dated 29/10/14

Plan ref: ST13466-C3D024 Revision B – Visibility Splays at Site Access off Bradford Road, dated 31/10/14

Plan ref: ST13466-118 – Indicative Sections Through Bradford Road Boundary, dated 08/07/15

Plan ref: ST13466-110 Revision B – Landscape Plan, dated 20/02/14

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

4. No development shall be undertaken onsite unless a detailed scheme for the suppression of dust has been submitted to and approved in writing by the Mineral Planning Authority. The scheme

shall include details of dust mitigation measures to be adopted during the construction and operational phases of the development. The scheme shall be carried out in accordance with the approved details.

Reason: In the interests of amenity.

5. Notwithstanding the approved landscaping scheme, within 3 months of the date of this permission, a detailed planting layout and specification shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include details of planting locations, planting centres and type of tree/plant/shrub to be used. 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 Mineral Planning Authority.

Reason: In the interests of landscape character and to preserve the amenity of the area.

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.

7. The development hereby permitted shall be carried out in accordance with the recommendations of the submitted Ecological Appraisal, undertaken by Wardell Armstrong and dated November 2013.

Reason: In the interests of safeguarding protected species and enhancing the existing habitat

8. The development hereby permitted shall be carried out in accordance with the details contained within the Mitigation Proposals Management Plan, prepared by Wardell Armstrong and dated November 2014.

Reason: In the interests of safeguarding the amenities of the area.

9. The development hereby permitted shall be carried out in accordance with the details for surface water management contained within the submitted Flood Risk Assessment, dated November 2014.

Reason: In the interests of protecting the water environment and highway safety.

10. No vehicle shall access the site for the purposes of loading or transportation of stone except between the hours of 0700 – 1700 hours Mondays to Fridays and 0700 – 1300 hours Saturdays. No such activity shall take place on Sundays or Bank or Public Holidays.

Reason: In the interests of amenity.

11. The total number of HGV vehicle movements associated with the development hereby permitted shall not exceed the following limits:

8 movements [4 in and 4 out] per day Monday to Friday

6 movements [3 in and 3 out] per day Saturdays

No HGV movements shall take place outside the hours of operation stated in condition 10 of this permission.

Reason: In the interests of highway safety and residential amenity.

12. A written record shall be maintained at the site office of all movements in and out of the site by HGVs. Such records shall contain the vehicle's registration and operating company's identity and time/date of movement. The records shall be made available for inspection by the Local Planning Authority on request and retained for a duration of not less than three months.

Reason: To enable the Local Planning Authority to monitor the operations and ensure vehicle movements do not exceed that stated in condition 11.

13. No commercial vehicle shall leave the site unless its wheels and underside chassis are clean to prevent materials, including mud and debris, being deposited on the public highway.

Reason: In the interests of preventing material, dust or detritus from affecting public highway safety.

14. No stone originating from sites other than the existing underground working shall be brought to the site.

Reason: In the interests of highway safety.

15. No stockpile of stone within the storage yard/stacking area shall exceed 2 metres in height.

Reason: To safeguard the visual amenities of the local area.

87 Date of the Next Meeting

Resolved:

To note that the next scheduled meeting of the Committee was due to be held on Wednesday 20 January 2016, at County Hall, Trowbridge, starting at 10.30am.

88 Urgent Items

There were no items of urgent business.

(Duration of meeting: 10.30 am - 12.05 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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