

STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 10 FEBRUARY 2016 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

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

Also Present:

Cllr Pip Ridout, Cllr Nick Fogg MBE, Cllr Jon Hubbard, Cllr Toby Sturgis and Cllr Roy White

1 **Apologies for Absence**

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

2 **Minutes of the Previous Meeting**

Resolved:

To confirm and sign the minutes of the previous meeting held on 9 December 2015 as a true record.

3 **Declarations of Interest**

Cllr Andrew Davis declared a non-pecuniary interest in Planning Application No. 15/08374/FUL (Minute No. 6 below) as he was a member of Warminster Town Council and, as a member of the Town Council's Planning Advisory Committee, had taken part in that Committee's consideration of this application. However, he would take part in the forthcoming debate with an open mind and vote.

Cllr Stewart Dobson declared a non-pecuniary interest in Planning Application No. 15/02026/OUT (Minute No. 8 below) as he was a member of Marlborough Town Council and, as a member of the Town Council's Planning Committee, had taken part in that Committee's debate on this application but did not vote. He would take part in the forthcoming debate with an open mind and vote.

4 **Chairman's Announcements**

There were no Chairman's announcements.

5 **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. 6 to 9 below.

6 **15/08374/FUL - Land adjacent 89, Bath Road, Warminster, BA12 8PA - Change of use of land to 4 Romani gypsy pitches and associated works including 4 mobile homes, 4 dayrooms, 4 touring caravans, hard standing and new access**

The following people spoke against the application

Mr Jonathan Carver, a local resident
Mr Eric Tomes, a local resident
Mr P Muir, a local resident
Cllr Rob Fryer, Chairman, Warminster Town 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. He explained that the Council's Drainage Engineer considered that the proposed arrangements for foul water drainage and the storm water drain were inadequate and should be linked to the main drainage system. He recommended that the proposed Conditions 4 and 6 should be strengthened to take these views into account.

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 Pip Ridout, the local Member, who expressed concern the proposed development would have on the surrounding area, its relationship to adjoining properties, the design, environmental impact and dangers of flooding. She also expressed concern at the lack of footpaths on the highway and the consequent dangers particularly to children walking to and from school.

After discussion, during which Members considered that Conditions 4 and 6 should be strengthened as recommended by the Drainage Engineer,

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 The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites (DCLG, 2015).

REASON: Planning permission has only been granted on the basis of a demonstrated unmet need for accommodation for gypsies and travellers and it is therefore necessary to keep the site available to meet that need.

- 3 There shall be no more than 4 pitches on the site and on each of the pitches no more than 2 caravans shall be stationed at any time and of these, only 1 caravan on each pitch shall be a static caravan, all as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968.

REASON: In order to define the terms of this permission.

- 4 No development shall commence on site until a scheme for the discharge of foul water from the site to a public foul sewer has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained.

- 5 The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

- 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 / driveway, incorporating sustainable drainage details together with permeability test results to BRE365 and

which provides for a positive discharge from the site to the downstream watercourse, has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained.

- 7** The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

- 8** The development hereby approved shall be carried out in accordance with the recommendations made in section 4 of the Ecological Appraisal and Bat Survey Report dated 20th August 2015 prepared by TP-Ecology Ltd. as submitted with the planning application.

REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats through the implementation of detailed mitigation measures that were prepared and submitted with the application before determination.

- 9** A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority prior to any site clearance or preparation or any other work in association with the development hereby approved. The content of the LEMP shall include, but not necessarily be limited to, the following information:

a) Full specification of vegetation and habitats to be created, including locally native species of local provenance and locally characteristic species;

b) Description and evaluation of features to be managed; including locations shown on a site map which shall include details of trees and hedgerows to be retained;

c) Aims and objectives of management;

d) Appropriate management options for achieving aims and objectives;

- e) Preparation of an annual work schedule;
- f) Details of the body or organisation responsible for implementation of the plan;
- g) Ongoing monitoring and remedial measures;
- h) Timeframe for reviewing the plan; and
- i) Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.

The LEMP shall be implemented in full in accordance with the approved details.

REASON: To ensure the long-term management of protected and priority habitats and other landscape and ecological features, and to maintain and enhance these habitats and features for the lifetime of the development.

- 10 No part of the development hereby permitted shall be first brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 11 No part of the development shall be first brought into use until the visibility splays shown on the approved plans have been provided, with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

- 12 Any gates shall be set back 12.5 metres from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

- 13 The development hereby permitted shall not be first brought into use until the first 12.5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as

such thereafter.

REASON: In the interests of highway safety.

- 14** No commercial activities shall take place on the land, including the storage of materials and no burning of materials shall take place on open ground.

REASON: In order to define the terms of this permission, protect the rural scene and character of the area, and protect the amenities of the area and neighbour uses.

- 15** No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site.

REASON: In order to define the terms of this permission and protect the character of the area.

- 16** Prior to the first occupation of the development hereby approved, details of any external lighting shall be submitted 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 preventing light pollution and nuisance.

- 17** The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan registered on 21 August 2015;

1450/02 REV E (Site Layout) registered on 22 December 2015;

1450/03 (Day Room Elevations) registered on 21 August 2015;

JB15-FSW rev. A (Drainage) registered on 13 October 2015;

It being noted for the avoidance of doubt that the landscaping including tree and hedgerow retention/planting shall be in accordance with the details to be submitted in respect of Condition 9 above.

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

- 18** **INFORMATIVES:**

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that the 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. More information is available on Council's website.

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. 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
- the control and removal of spoil and wastes

7 **N14/10433/OUT - Land north and east of Barrow Farm, Chippenham, SN15 5LX - Residential Development for up to 500 dwellings (C3) , New roundabout access and ancillary emergency access from B4069 Maud Health Causeway/Swindon Road, two form primary school (D1), up to 2500m2 of assembly & leisure (D2), up to 25002retail uses (A1), play areas, open space ,landscaping, drainage & ancillary works**

The following people spoke against the application:-

Mr Edward Barham, a local resident
Cllr David Mannering, representing Langley Burrell Parish Council

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. He explained that the applicant had submitted an appeal in respect of this application on grounds of non-determination. As a consequence, no formal decision could be made in respect of this application. However, in order to progress with the appeal, Officers were

seeking the opinion of the Committee in respect of the application had they been in a position to determine it and on what grounds the Committee wished to contest the scheme at appeal, if at all.

The Case Officer further reported that a late representation had been received from Highways England, taking the form of a formal TR110 response. In it Highways England confirmed that it would recommend that if planning permission were to be granted, the following planning condition should be imposed:-

No development shall commence, except for works referred to in conditions [. . .], until a detailed scheme for the highway junction improvement works at M4 Junction 17 (comprising signalisation of the M4 eastbound and westbound off-slips) has been submitted to and approved in writing by the local planning authority in consultation with Highways England. The occupation of development authorised by this permission shall not commence until such scheme is completed and open to traffic.

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 application.

After some discussion,

Resolved:

Had the Committee been able to determine the application, it would have recommended that planning permission be REFUSED and that officers be authorised to contest the appeal for the following reasons (including the delegated authority to negotiate potentially satisfactory outcomes that may address reasons 03 and 06 prior to that appeal taking place):

- 1. The proposal is unacceptable when having regard to the principles of policies CP1 and CP2 of the Wiltshire Core Strategy (2015), saved Policy H4 of the North Wiltshire Local Plan 2011, as well as the principles set out within the National Planning Policy Framework.**
- 2. The proposal is not sustainable development since it fails to address the phasing and delivery of the North Chippenham Consortium site, especially the link road therein, which is necessary for the development to avoid an unacceptable impact upon surrounding road junctions and traffic movements across Chippenham as a whole. Such impacts would be contrary to policies CP3, CP10, CP61 and CP62 of the Wiltshire Core Strategy (2015).**
- 3. The application fails to set out a scheme that would ensure the delivery, at the appropriate time, of the necessary improvements to J17 of the M4 so as to render the Strategic Road Network safe. As**

such, the application would not meet the requirements of policies CP10, CP62 and CP66 of the Wiltshire Core Strategy (2015).

4. The proposal fails to provide a suitable bus strategy so as to demonstrate sustainable connections to Chippenham town, thereby failing to meet the requirements of policies CP61 of the Wiltshire Core Strategy (2015).
5. The proposal would have an unacceptable impact upon the tranquil nature of this part of the countryside, the setting of listed buildings at Maud Heath Causeway as well as its relationship to the nearby villages of Langley Burrell and Kington Langley. The proposal is therefore contrary to the provisions of policies CP10, CP51, CP52 and CP58 of the Wiltshire Core Strategy 2015, the NPPF as well as section 16(2) and 72(1) of the Planning (Listed Building and Conservation Area) Act 1990.
6. The proposed development fails to provide and/or secure adequate provision for necessary on-site and, where appropriate, off-site infrastructure. Such infrastructure shall include (but not be limited to) affordable housing, educational facilities, public open space, play equipment and footpath connections to the town, public transport provision and directly related junction improvements, waste collection, additional woodland planting and measures for its future maintenance. The application is therefore contrary to Core Policy 3 of the Wiltshire Core Strategy (2015).

8 **15/02026/OUT - Land west of Salisbury Road, Marlborough, Wiltshire - Outline application for up to 175 dwellings (Use Class C3), hotel (C1), new access from Salisbury Road, open space, landscaping, ecological mitigation, drainage works and ancillary works**

The following people spoke against the application:

Mr Peter Ridal, a local resident
Ms Rebecca Davies, Planning Advisor, North Wessex Downs Area of Outstanding Natural Beauty
Mr Chris Cooper, a local resident
Cllr Mervyn Hall, Vice-Chair, Planning Committee, Marlborough Town Council

The following people spoke in support of the application:

Mr Ian Mellor, a local resident
Mr Alexander Kirk Wilson, a local resident
Mr Neil Hall, representing the applicant

The Committee received a presentation from the Case Officer which set out the main issues in respect of the application, with a recommendation that a decision to grant outline planning permission be delegated to the Area Development Manager, subject to the prior completion of a Section 106 legal agreement to secure the required level of affordable housing, financial contributions towards public open space, education facilities, healthcare facilities, waste/recycling facilities, improvements to on and off site highway infrastructure, and a programme for the management and maintenance of the surface water scheme, and subject to the planning conditions.

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 Nick Fogg, the local Member, who expressed some misgivings particularly with regard to the traffic issues that were likely to arise on the Salisbury Road following the development. However, he acknowledged the need for additional housing in Marlborough and also the great need for an hotel to cater for the needs of the number of tourists visiting the Marlborough area.

Cllr Stewart Dobson, the other Wiltshire Councillor for Marlborough, acknowledged the need for further affordable housing in the area. However, he did express concerns regarding the traffic problems that were likely to arise particularly on the Salisbury Road following the development, the effect of the development on the air quality in the area and also the impact of the development on the surrounding area should building be permitted up to the 160 foot contour line. On balance, he couldn't support the application as submitted.

After discussion,

Resolved:

To delegate to the Area Development Manager, the decision to grant planning permission subject to the prior completion of a S106 agreement to cover the following matters:-

- **Affordable housing**
- **Recreation provision**
- **Education provision**
- **Transportation provision**
- **Waste management facilities**
- **Healthcare facilities**
- **The maintenance and management of the surface water drainage system**

and subject to the imposition of the following conditions:

- 1** The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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** No development shall commence on the residential or hotel parts of the site, other than works to complete the approved site access, until details of the following matters for that part of the site (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The scale of the development;
- (b) The layout of the development;
- (c) The external appearance of the development;
- (d) The landscaping of the site;

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Drawing no.31115-Lea149.dwg identifies the residential and hotel parts of the site.

- 3** Applications for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 4** The development hereby permitted shall be carried out in accordance with the following approved plans:

- Drawing reference.31115-Lea120a.dwg, Drawing title: Figure 1 Site Location Plan;
- Drawing reference.31115-LEA121a.dwg, Drawing title: Figure 2 Outline Planning Application Site Boundary;

- Drawing reference.31115-LEA148revB.dwg, Drawing title: Figure 4 Site Access Proposal;
- Drawing reference.31115-LEA135.dwg, Drawing title: Figure 6 Ecological Mitigation and Enhancement Plan;
- Drawing reference.31115-LEA150.dwg, Drawing title: Figure 7 Horizontal and Vertical Parameters Plan;
- Drawing reference.31115-Lea149.dwg, Drawing title: Figure 8 Land Use and Building Height Parameter Plan.

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

- 5** Any application for approval of Reserved Matters shall be designed in accordance with the details and parameters set out on the Land Use and Building Height Parameters Plan (drawing reference.31115-LEA150.dwg) and Horizontal and Vertical Parameters Plan (drawing reference 31115-LEA149.dwg).

REASON: In order to ensure that the environmental impact of the development does not exceed that which has been assessed in consideration of the application and the Environmental Statement, and to ensure that a satisfactory form of development is achieved without generating harm to wider landscape and visual interests.

Note: The parameter plans listed above clearly identify:

- The different areas of land use and structural open spaces i.e. areas of residential development, the hotel development and open spaces including landscaping, planting and recreational areas;
- The position and extent of the new woodland belt on existing contours (thus limiting the southern extent of any cut or fill); and
- That no built development should exceed the 160m AOD contour line.

- 6** Any application for approval of Reserved Matters shall be designed in accordance with the details and parameters set out on the Ecological Mitigation and Enhancement Plan (drawing reference.31115-LEA135.dwg) or any variation thereto which is approved in writing by the local planning authority.

REASON: In order to establish ecological parameters for the site within which no development can take place and to secure mitigation measures to ensure the site is developed in such a way as to avoid adverse impact to protected habitats and species.

Note: No trees, shrubs or hedges that are part of the ecological buffers shall be contained within any domestic gardens in order to prevent their removal by householders, thereby preventing the diminution of the area or effectiveness of the ecological buffers.

- 7 No above ground development shall commence on the residential or hotel parts of the site, other than works to complete the approved site access, until the exact details and samples of the materials to be used for the external walls and roofs for that part of the site 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: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area. Drawing no.31115-Lea149.dwg identifies the residential and hotel parts of the site.

- 8 No railings, fences, gates, walls, bollards and other means of enclosure development shall be erected in connection with the development hereby permitted until details of their design, external appearance and decorative finish 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 occupied.**

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

- 9 No above ground development shall commence on the residential or hotel parts of the site, other than works to complete the approved site access, until a scheme of hard and soft landscaping for that part of the site 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;**
- 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);
- a programme of implementation

All soft landscaping comprised in the approved details shall be carried out in accordance with the programme of implementation; 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 the approved programme of implementation.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features. Drawing no.31115-Lea149.dwg identifies the residential and hotel parts of the site.

- 10 No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure the proper management of the landscaped areas in the interests of visual amenity.

- 11 No development shall commence on the residential or hotel parts of the site until details of all earthworks for that part of the

site have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing and proposed cross-sections and contour plans of the proposed land areas which will accommodate the development, and the nature and source of the material, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The development shall be carried out in accordance with the details approved under this condition.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory layout, design and a landscaped setting for the development. Drawing no.31115-Lea149.dwg identifies the residential and hotel parts of the site.

- 12** No development shall commence on the residential or hotel parts of the site, other than works to complete the approved site access, until details of the proposed ground floor slab levels for that part of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity. Drawing no.31115-Lea149.dwg identifies the residential and hotel parts of the site.

- 13** No development shall commence on the residential or hotel parts of the site until an Ecological Management Plan (EMP) for that part of the site has been submitted to, and approved in writing by, the Local Planning Authority. The content of the EMP shall include, but not necessarily be limited to, the following information:

- a) Description and evaluation of features to be managed, including those detailed on drawing no.3115-LEA135.dwg;
- b) Landscape and ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over an 5 year period;
- g) Details of the body or organisation responsible for implementation of the plan;
- h) Ongoing monitoring and remedial measures;

i) Details of how the aims and objectives of the EMP will be communicated to future occupiers of the development.

The EMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body/ies responsible for its delivery.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the EMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented. Drawing no.31115-Lea149.dwg identifies the residential and hotel parts of the site.

The EMP shall be implemented in full in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

- 14 No external lighting shall be installed on the residential or hotel parts of the site until plans showing the type of light appliance, the height and position of fitting, 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)" for that part of the site, have been submitted to and approved in writing by the Local Planning Authority.**

The lighting plan shall also establish lighting thresholds to minimise light spill at features on the site used by bats as commuting corridors and foraging habitats (namely the proposed woodland buffer strip and ecological mitigation area both shown on drawing no.31115-LEA135.dwg and existing hedgerows) which are not to be exceeded.

The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In order to minimise unnecessary light spillage above and outside the development site in the interests of the amenities of the area, the setting of the AONB and the Grade II* registered park and garden of Tottenham House and Savernake Forest, and to mitigate against the loss of existing biodiversity

and nature habitats.

NOTE: The Council's Ecologists advises that the lighting plan should demonstrate that a level of no more than 1 lux is achieved at all hedgerows, tree lines or other features designed to enhance biodiversity.

15 No development shall commence on the residential or hotel parts of the site until:

a) A written programme of archaeological investigation for that part of the site, 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 for that part of the site has been carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest. Drawing no.31115-Lea149.dwg identifies the residential and hotel parts of the site.

16 No development shall commence on the residential or hotel parts of the site, until full details of the access to Salisbury Road, as shown on drawing no.31115-LEA148revB.drg, and details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture for those parts of the site, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. Each part of the development shall not be first occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture for that part of the development have all been constructed and laid out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order

that the development is undertaken in an acceptable manner, to ensure that the roads are laid out and constructed in a satisfactory manner. Drawing no.31115-Lea149.dwg identifies the residential and hotel parts of the site.

- 17 No part of the development hereby permitted shall be occupied until the access to Salisbury Road, as shown on drawing no.31115-LEA148revB.drg, has been constructed in accordance with the approved details and made available for use.

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

- 18 Prior to occupation of the 100th dwelling full details of the emergency access to Salisbury Road, as shown in outline on drawing no. 31115-LEA148revB.dwg, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the provision of visibility splays at a height not exceeding 600mm above carriageway level from a point 2.4 metres back along the centre line of the emergency access to points on the nearside carriageway edge 120 metres to the south-west and 45 metres to the north, and the lowering of the existing high kerbs at the access position.

The emergency access shall be provided in accordance with the approved details prior to the occupation of the 100th dwelling and shall thereafter be maintained in perpetuity.

REASON: In the interests of safe and convenient access to the development in the event of an emergency.

- 19 The dwellings hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until evidence has been issued and submitted to, and approved in writing by, the local planning authority certifying that this level or equivalent has been achieved.

REASON: To ensure that the objectives of sustainable development equal or equivalent to those set out in Policy CP41 of the Wiltshire Core Strategy are achieved.

- 20 The hotel element of the development hereby approved shall achieve the BREEAM's 'Very Good' Standard, and within 3 months of being first occupied or brought into use, a post construction stage certificate certifying that the 'Very Good' standard has been achieved shall be issued and submitted to

the local planning authority for its written approval.

REASON: To ensure that the objectives of sustainable development set out policy CP41 of the Wiltshire Core Strategy are achieved.

- 21 No development shall commence on site until a Noise Impact Assessment and Mitigation Scheme in order to protect the amenities of the future residents of the development against noise from the A346 Salisbury Road has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in full before the use commences and maintained at all times thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the future residents of the development.

Note: The Noise Impact Assessment and Mitigation Scheme should be carried out in accordance with BS8233: 2014 and demonstrate that internal and external noise levels will not exceed the guideline noise levels contained in Section 7.7 of BS8233:2014. The report should also demonstrate that internal maximum noise levels in bedrooms will not normally exceed 45dB LAmax between the hours of 23:00 and 07:00.

- 22 No development shall commence on the residential or hotel parts of the site until a Construction Environmental Management Plan (CEMP) for that part of the site has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP 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) measures for the protection of the Source Protection Zone to prevent pollution of groundwater and public water supply;
- j) hours of construction, including deliveries;
- k) Noise control measures.

The CEMP shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, 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. Drawing no.31115-Lea149.dwg identifies the residential and hotel parts of the site.

- 23 No development shall commence on the residential or hotel parts of the site until a scheme for the discharge of surface water from that part of the site, incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained. Drawing no.31115-Lea149.dwg identifies the residential and hotel parts of the site.

Note: Infiltration drainage in this area of anything but clean roof water is not recommended given that the site lies within an inner groundwater source protection zone. As such, infiltration of surface water drainage into the ground shall only be permitted for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

- 24 No development shall commence on the residential or hotel parts of the site until details of any on and/or off site drainage works for the disposal of sewerage for that part of the site, including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed in accordance with the approved plans.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

- 25** No development shall commence on the residential development until a Residential Waste Minimisation and Waste Management Plan for that part of the site has been submitted to and approved in writing by the Local Planning Authority. The Residential Waste Minimisation and Waste Management Plan shall include details of the volume and type of waste to be generated; re-use of materials and proposals for on and off site recycling; storage of re-cycling and waste collection facilities; proposals for and implementation of waste reduction; and proposals for the review and updating of the Residential Waste Management Plan.

REASON: In the interests of sustainable development.

- 26** No development shall commence on the residential or hotel parts of the site until a detailed design of building and road foundations for that part of the site has been submitted to and approved by the local planning authority in consultation with Thames Water and the Environment Agency. The development shall be carried out in accordance with the approved details.

REASON: In order to ensure the protection of groundwater and its abstraction for potable water supply as the site lies within an inner source protection zone of a public water supply and has oil supply pipelines running through the site. Drawing no.31115-Lea149.dwg identifies the residential and hotel parts of the site.

Note: Foundation designs using penetrative methods have the potential to cause pollution pathways and will not be permitted unless it has been demonstrated that there is no resultant unacceptable risk to groundwater.

- 27** No development shall commence on site until a groundwater quality monitoring and maintenance plan including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved

in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to establish baseline water quality information in case contamination of the public water supply occurs, and if appropriate a suitable remediation strategy, as the site lies within an inner source protection zone of a public water supply.

- 28 If, during development the residential or hotel parts of the site, contamination not previously identified is found to be present at the site then no further development on that part of the site shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON: In order to ensure the protection of groundwater and its abstraction for potable water supply as the site lies within an inner source protection zone of a public water supply as the disturbance of the ground for development has the potential to cause pollution pathways. Drawing no.31115-Lea149.dwg identifies the residential and hotel parts of the site.

- 29 No development shall commence on site until details for the provision of a water supply and fire hydrants necessary to meet the fire-fighting needs of the development (including the installation arrangements and the timing of such an installation) have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the agreed details.

REASON: To ensure that adequate measures for fire-fighting can be incorporated into the development, including the construction phase

- 30 **INFORMATIVE TO APPLICANT:**
The attention of the applicant is drawn to advice and guidance provided by the Environment Agency within their letter dated 9th April which can be viewed on the Council's website (www.wiltshire.gov.uk).

- 31** **INFORMATIVE TO APPLICANT:**
The attention of the applicant is drawn to the contents of the letters from The Wiltshire Fire & Rescue Service, dated 25 March 2015 & 23 October 2015, which can be viewed on the Council's website (www.wiltshire.gov.uk).
- 32** **INFORMATIVE TO APPLICANT:**
The attention of the applicant is drawn to the contents of the letter from Fisher German, dated 5 June 2015, which can be viewed on the Council's website (www.wiltshire.gov.uk)
- 33** **INFORMATIVE TO APPLICANT:**
The attention of the applicant is drawn to the contents of the letter from Wales & West Utilities, dated 17 March 2015, which can be viewed on the Council's website (www.wiltshire.gov.uk).
- 34** **INFORMATIVE TO APPLICANT:**
The attention of the applicant is drawn to the guidance contained within the consultation response from the Council's Urban Design Officer, dated 23 November 2015, which can be viewed on the Council's website (www.wiltshire.gov.uk).
- 35** **INFORMATIVE TO APPLICANT:**
The attention of the applicant is drawn to guidance provided within the consultation response from the Council's Waste and Environment Service department dated the 30th July 2015 which can be viewed on the Council's website at www.wiltshire.gov.uk . It is recommended that any reserved matters application is designed in accordance with the guidance to ensure the layout is acceptable to the waste management services team.
- 36** **INFORMATIVE TO APPLICANT:**
Thames Water advised:
A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 37** **INFORMATIVE TO APPLICANT:**

The attention of the applicant is drawn to the requirements of the Highway Authority:

- Any application for the approval of reserved matters should include a suitable area in the site convenient to the path to St John's School for parents to pick up and set down children including a vehicle circulatory turning area.
- Any application for the approval of reserved matters should include for the making up to a 2 metre wide surfaced route of the MARL 30 footpath through the site.

38 INFORMATIVE TO APPLICANT

The applicant should contact Thames Water to discuss their proposed development in more detail as Thames Water will seek assurances that they will be able to retain 24 hour access to their assets within the site during the construction and operational phases of the development.

The applicant is also advised to contact Thames Water to discuss their plans for the installation of permanent discharge facilities to enable the flushing of its boreholes. This is likely to run from within the 'pumping station' compound to a suitable location within the local environment across the site of the proposed development. It is recommended that any application for approval of reserved matters addresses this issue.

All enquiries from developers in relation to proposed developments should be made to Thames Waters Developer Services team. Their contact details are as follows:

Thames Water Developer Services, Reading Mail Room, Rose Kiln Court,
Rose Kiln Lane, Reading, RG2 0BY, Tel: 0800 009 3921, Email:
developer.services@thameswater.co.uk

39 INFORMATIVE TO APPLICANT:

The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

40 INFORMATIVE TO APPLICANT:

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. 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.

- 41 The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

- 42 **INFORMATIVE TO APPLICANT:**
This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the [INSERT].

- 9 **14/06938/OUT & 14/10461/OUT - Land east of Spa Road, Melksham - Outline application for up to 450 dwellings with associated access and engineering operations, land for extension of medical facilities or community facility, and extension to Eastern Relief Road from Thyme Road to The Spa - Snowberry Lane (amended)**

The following people spoke against the applications:

Ms Mareile Feldman, a local resident
Mr Bryan Clover, a local resident
Mr Andrew Butterworth, a local resident

The following person spoke in support of the applications:

Mr Andy Birch, representing the applicants

The Committee received a presentation from the Case Officer which set out the main issues in respect of the applications. Members were informed that there were two planning applications with identical proposals for the same site by the same developer because it provided the applicant with an opportunity to appeal one application to the Planning Inspectorate for non-determination of the application, whilst still negotiating on the other application with the Planning Authority. In this case application 14/10461/OUT was still before the Authority

for determination by this Council, whilst application 14/06938/OUT had been appealed.

The Council had to advise the Planning Inspectorate by 19 February 2016 of its stance on the appealed application whilst, at the same time, it was considered appropriate to bring application 14/10461/OUT before this Committee for determination. If the decision was made to grant planning permission, then it was unlikely that the appeal, which was scheduled to be heard at a public inquiry in late summer, would be necessary.

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 applications.

Members heard the views of Cllr Jon Hubbard, the local Member, whilst generally in support of the development, did express some concerns. He drew attention to the boundary wall of 3 Farmhouse Court which was listed and should be protected. He also referred to the plan to construct an additional roundabout near the junction of Spa Road and Snowberry Lane and considered that traffic lights should be installed instead in the interests of road safety. He felt that the Eastern Relief Road should be built before commencement of building the houses rather than occupation which could then be used by the construction traffic.

Cllr Roy While, an adjoining local Member, spoke in favour of the development.

After discussion,

Resolved:

(1) In relation to application 14/06938/OUT, the Council advise the Planning Inspectorate that provided the matters set out in (2) below are satisfactorily provided through a legal agreement(s), and subject to the conditions also set out in (2) below, the Council supports the grant of planning permission;

(2) In relation to application 14/10461/OUT, that the grant of planning permission be delegated to the Area Development Manager, subject to the prior completion of a legal agreement(s) to cover the following matters:-

- **Affordable housing**
- **Education**
- **Ecology**
- **Open space and play provision**
- **Highways**
- **Refuse**
- **Village Hall**

and subject to the conditions set out below:-

- 1** The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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** No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The scale of the development;
- (b) The layout of the development;
- (c) The external appearance of the development;
- (d) The landscaping of the site;
- (e) The internal access arrangements
- (f) The mix and type of housing

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 3** An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 4** No development above ground level shall commence on site until the details of the materials to be used for the external walls and roofs (including samples if necessary) 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission.

- 5 **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;**
 - * **proposed seed mix for the neutral grassland areas**
 - * **finished levels and contours;**
 - * **means of enclosure;**
 - * **boundary treatments;**
 - * **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);**
 - * **retained historic landscape features and proposed restoration, where relevant.**
 - * **arboricultural method statement**
- REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.**
- 6 **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.

- 7 No development shall commence on site until a landscape environmental management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure the proper management of the landscaped areas in the interests of visual amenity.

- 8 No development shall commence on site until details of the estate roads, footways, footpaths, cycle tracks, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, and a timetable for implementation and provision of such works has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner and to ensure that the roads are laid out and constructed in a satisfactory manner.

- 9 No development shall commence on site until 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. The approved programme of archaeological work shall then be carried out in

accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.

- 10** No development shall commence on site until a Construction Traffic Management Plan (CTMO) which shall include inter alia, proposals for the phasing of the development, and how this might influence construction traffic routeing, and proposals to ensure that the adjacent highway is kept clear of site detritus has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner and to ensure that the amenity of the local highway network is adequately protected.

- 11** No development shall commence on site until a dust suppression scheme has been submitted to and approved in writing by the Local Planning authority. This shall be designed to minimise windblown dust from affecting adjoining neighbouring properties. This scheme should cover all the phases of the construction site, including earth works, spoil heap storage, vehicle movements and cutting of materials. The development shall be carried out in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner.

- 12** No development shall commence on site until a noise impact assessment and a scheme for protecting the proposed dwellings and their curtilages from road traffic noise has been submitted and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Local

Planning Authority shall be completed before occupation of any approved residential dwelling.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to protect the amenity of future residents.

- 13 No development shall commence on site until details of a foul drainage disposal scheme has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any approved building.**

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner.

- 14 No development shall commence on site until details of a storm drainage disposal scheme has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any approved building.**

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner.

- 15 No development shall commence on site until details of a surface water management scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The submitted details shall clarify the intended future ownership and maintenance provision for all drainage works serving the site. The scheme shall subsequently be implemented in accordance with the approved details.**

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the

Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to prevent the increased risk of flooding, and ensure future maintenance of the surface water drainage system.

- 16 No development shall commence on site until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.**

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner and to prevent the increased risk of flooding, and ensure future maintenance of the surface water drainage system.

- 17 No development shall commence on site until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The development hereby approved shall then be carried out in accordance with the approved details. The content of the LEMP shall include, but not necessarily be limited to, the following information:**

- a) Full specification of habitats to be created, including locally native species of local provenance and locally characteristic species;**
- b) Description and evaluation of features to be managed; including location(s) shown on a site map;**
- c) Landscape and ecological trends and constraints on site that might influence management;**
- d) Aims and objectives of management;**
- e) Appropriate management options for achieving aims and objectives;**
- f) Prescriptions for management actions;**
- g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-10 year period);**
- h) Details of the body or organisation responsible for implementation of the plan;**
- i) Ongoing monitoring and remedial measures;**
- j) Timeframe for reviewing the plan; and**
- k) Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.**

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the

plan will be secured by the developer with the management body (ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order to ensure the long-term management of protected and priority habitats and other landscape and ecological features, and to maintain and enhance these habitats and features in perpetuity.

- 18** No development shall commence on site until a habitat creation plan has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner.

- 19** No development shall commence on the relief road until details of how the relief road will be designed to avoid impact on amphibians.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner and in the interest of biodiversity

- 20** The construction of dwellings hereby permitted shall not commence on site until details of the storage of refuse, including details of location, size, means of enclosure and materials have been submitted to and approved in writing by the Local Planning Authority. A dwelling shall not be first occupied until the approved refuse storage for that dwelling has been completed and made available for use in accordance with the approved details and it shall be retained in accordance with the

approved details thereafter.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner

Reason: In the interests of public health and safety

- 21** No development shall commence on site until a waste audit regarding the construction of the site (part a-g) of Policy WCS6 of the Waste Core Strategy) has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission

- 22** No external lighting shall be installed on the site until plans showing the type of light appliance, the height direction and position of fitting, illumination levels and light spillage 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)" and areas to be maintained as dark corridors (including green corridor along the relief road around the southern and eastern sides of the site) 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.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site including towards designated and non designated heritage assets and to protected ecological species.

- 23** Prior to the occupation of the first dwelling on the site, details of a local signing scheme, in conformity with the Wiltshire Council Wayfinding Strategy, together with a programme for implementation shall be submitted to and approved by the local planning authority. The development shall then be carried out in accordance with the approved details.

REASON: In order to encourage sustainable travel in and around the development.

- 24** Prior to the occupation of each dwelling, the roads including footpaths and turning spaces shall be constructed with a

properly consolidated and surfaced to at least binder course level between the dwelling and the existing adopted highway.
REASON: To ensure that the development is served by an adequate means of access

- 25** No dwelling hereby approved shall be occupied until a public art scheme for the site and a timetable for installation has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.
REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure the proposal complies with the relevant public art policies.
- 26** Demolition or construction works on the site hereby approved shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:30 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.
REASON: In the interest of protecting the amenity of nearby residential properties.
- 27** The dwellings hereby permitted shall meet the relevant requirements of energy performance equivalent to Level 4 of the Code for Sustainable Homes. The development shall not be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 or its equivalent has been achieved.
REASON: To comply with Core Policy 41 of the Wiltshire Core Strategy 2015.
- 28** The development hereby permitted shall be carried out in accordance with the following approved plans:
4769: L-03 C received on 16th January 2015
4769: L-04 E, L-05 D, L-06E, L-07 E, L-08 C received on 8th December 2015
10154-HL-07 D received on 15th January 2016
10154-HL-04 C received on 18th January 2016
10154-HL-03B, 10154-HL-05B received on 26th January 2016
REASON: For the avoidance of doubt and in the interests of proper planning.

- 1 **INFORMATIVE:** This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the ??

- 2 **INFORMATIVE:** In order to discharge the surface water management scheme the Environment Agency would expect to see the inclusion of the following:
 - A clearly labelled drainage layout plan showing the pipe networks and (where appropriate) any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe node numbers referred to in the drainage calculations and the invert and cover levels of manholes;
 - A manhole schedule;
 - Model runs to demonstrate that the critical storm duration is being used;
 - Confirmation of the appropriate discharge rates and volumes, with any flow control devices indicated on the plan with the rate of discharge stated; It is noted that discharge is to be to a single ditch. This ditch must currently receive flows from this site and the post development discharge rate and volume into that ditch must not exceed the existing rate and volume of discharge into the ditch. A 'site-wide' catchment analysis will be required to verify how much of the site currently flows into the ditch and hence to determine the acceptable flows.
 - Calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 critical duration storm event;
 - Exceedence flow can occur during short but very intense rain storms, or if system lockage occurs etc. The large volume of runoff generated from impermeable surfaces during such events may not all be captured by the drainage system and unless otherwise intercepted a proportion would flow downslope possibly onto land under other ownership. For surcharge / 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 exceedence in urban drainage (C635) should be used. The run-off from the site during a 1 in 100 year storm plus an allowance for climate change must be contained within the site and must not reach unsafe depths on site;
 - A 30% allowance for climate change should be incorporated into the scheme in accordance with PPS25;
 - Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
 - Specification of how the scheme will be maintained and

managed after completion.

- 3 **INFORMATIVE:** The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website
www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy
- 4 **INFORMATIVE:** The applicant is advised that the reserved matters application should include low-rise development to ensure no harm is raised to the significance of the existing built historic environment.
- 5 **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.
- 6 **INFORMATIVE:** 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:
<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>
- 7 **INFORMATIVE:** It is important for the applicant to note that the reserved matters application should respect the setting of the listed buildings and listed walls and should include details of how they will be protected.
- 8 **INFORMATIVE:** The Strategic Planning Committee welcomes the fact that the Developer has agreed to form a Neighbourhood Liaison Group

10 **Date of the Next Meeting**

Resolved:

To note that the next scheduled meeting of the Committee is due to be held on Wednesday 9 March 2016, at County Hall, Trowbridge, starting at 10.30am.

11 **Urgent Items**

There were no items of urgent business.

(Duration of meeting: 10.30 am - 2.35 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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