

STRATEGIC PLANNING COMMITTEE

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 24 MAY 2017 AT COUNCIL CHAMBER, COUNTY HALL, TROWBRIDGE, BA14 8JN.

Present:

Cllr Fleur de Rhé-Philippe (Chairman), Cllr Derek Brown OBE (Vice Chairman), Cllr Ernie Clark, Cllr Andrew Davis, Cllr Stewart Dobson, Cllr David Jenkins, Cllr Christopher Newbury, Cllr James Sheppard, Cllr Tony Trotman and Cllr Fred Westmoreland

Also Present:

Cllr Toby Sturgis and Cllr Philip Whalley

22 Apologies

An apology for absence was received from Cllr Clare Cape.

23 Minutes of the Previous Meeting

Resolved:

To approve and sign as a correct record the minutes of the meeting held on 26 April 2017.

24 Declarations of Interest

Cllr Fleur de Rhe-Philippe declared a non-pecuniary interest in Application Nos 16/11304/DP4 and 16/11410/LBC – Corsham Mansion House, Pickwick Road, Corsham, SN13 9BL as she was responsible in the previous Council's Administration for Economic Development of which Corsham Mansion House was a project.

However, she no longer had any responsibility for this function.

25 Chairman's Announcements

There were no Chairman's announcements.

26 Public Participation

The rules on public participation were noted.

27 16/11304/DP4 & 16/11410/LBC - Corsham Mansion House, Pickwick Road, Corsham, SN13 9BL - Demolition of the former single-storey Corsham Library. New two-storey extension and internal refurbishment to existing Grade 2 listed Mansion House, including selective demolition of single-

storey elements of the Mansion House, new building single-storey entrance lobby, external parking areas, access road, landscaping and waste & recycling compound.

Public Participation

The following people spoke against the proposal:-

Mr Neville Farmer, a local resident
Mr Paul Kefford, a local resident
Mr Thomas Brakspear, a local resident

The following person spoke in support of the proposal:-

Mr Tim Martienssen, client/applicant, spoke in favour of the proposal.

The Committee received a presentation by the Case Officer which set out the main issues in respect of the applications, with a recommendation that planning permission should be granted and that Listed Building Consent application be referred to the Secretary of State with a recommendation that it be granted.

Members then had the opportunity to ask technical questions after which they heard statements from members of the public as listed above expressing their views regarding the applications.

Cllr Phil Whaley, the local Member, spoke in favour of the proposal.

After some discussion, during which Members considered the objections raised and also the condition of the Mansion House and its urgent need of attention,

Resolved:

(A) Application 16/11304/DP4

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. No development shall commence on site until the exact details and samples of the materials to be used for all new external walls (for both the new building as well as any new free-standing walls) and roofs have been submitted to and approved in writing by the Local Planning Authority. Such a submission shall include a sample panel to be erected on site for inspection, demonstrating coursing**

and mortar mix. Development shall be carried out in accordance with the approved details.

REASON: The choice of final external materials to be used in this development 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 this sensitive location.

3. Prior to the commencement of development, full and complete details of all hard and soft landscaping to be created on the site shall have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include, but not be limited to, an identification of the position of any trees proposed to be retained and the measures to be employed to secure their protection during construction. The details shall also include an identification of all trees to be removed on the site as well as timing for those removal works. Development and landscaping shall be carried out in complete accordance with the approved details.

REASON: To ensure a suitable hard and soft landscaping scheme for this sensitive site and so as to ensure the retention of appropriate trees on the site in the interests of visual amenity.

4. All soft landscaping comprised in the approved as part of the detailed component of the planning application shall be carried out in the first planting and seeding season following 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.

5. No part of the development hereby permitted shall be first brought into use until the access, turning area and parking spaces (including car, motorcycle and cycle 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.

6. Before the development hereby permitted is first brought into use, all first floor windows in the East elevation of the new building shall be glazed with obscure glass only. Those windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy of neighbouring residential occupiers.

7. 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 in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of this sensitive area and to minimise unnecessary light spillage above and outside the development site.

8. The development hereby permitted shall not be first brought into use until final details of the arrangements to be made for the storage of refuse and recycling from the development, have been submitted to and approved in writing by the Local Planning Authority, and; the approved refuse and recycling storage has been completed and made available for use in accordance with the approved details. The approved refuse and recycling storage shall thereafter be maintained in accordance with the approved details.

REASON: In the interests of public health, safety and visual amenity in this sensitive location.

9. 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.

10. 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, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The arrangements for the disposal of surface water from the development is required to be agreed with the Local Planning Authority before development commences in order that it is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

11. No development shall commence on site until details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: The arrangements for disposal of sewerage from the development is required to be agreed with the Local Planning Authority before development commences in order that it 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.

12. Prior to the commencement of development, a detailed management plan for the use of the new offices, car park, external patio area and all environs of the site (which would cover authorised uses as well as measures to be employed to prevent unauthorised use after regular opening hours) shall have been submitted to and agreed in writing by the Local Planning Authority. At all times the operation of the development shall be carried out in complete accordance with that approved management plan to be submitted and agreed prior to its first use.

REASON: In the interests of ensuring the operation of the development does not unduly impact upon the amenities of nearby residential properties.

13. The development hereby permitted shall be carried out in accordance with the following approved plans:

- D-01 P03 Mansion Secondary Entrance Lobby Extension Details
- D-02 P03 Detail section through link
- D-03 P02 Detail section through link and extension
- D-04 P02 Proposed Section C
- D-05 P01 Link connection plan details
- D-10 P01 Site Wall Details
- D-20 P01 Ceiling Details 1
- D-21 P01 Ceiling Details 2
- D-22 P01 Ceiling Details 3
- D-23 P01 Ceiling Details 4
- D-24 P01 Ceiling Details 5
- D-25 P01 Ceiling Details 6
- D-26 P01 Ceiling Details 7
- E-01 P02 Existing Elevations - The Mansion
- E-02 P02 Existing Elevations - Library
- E-10 P02 Proposed Elevations - Extension - North & West
- E-11 P02 Proposed Elevations - Extension - South & East
- E-12 P02 Demolition Scope Elevations - The Mansion - North, South and East
- P-0-01 P02 Existing Ground & Basement Plans
- P-0-04 P02 Existing Ground Floor Reflected Ceiling Plans – West Mansion
- P-0-05 Existing Ground Floor Reflected Ceiling Plans – East Mansion
- P-0-06 P02 Existing Zone 4 and Zone 6 Reflected Ceiling Plans – All Levels
- P-0-10 P03 Demolition Scope Ground and Basement Floor Plans
- P-0-11 P05 Proposed Ground Floor and Basement GA Plans
- P-0-13 P02 Proposed Ground Floor and Basement Fire Strategy Plans
- P-0-14 P02 Proposed Ground Floor Reflected Ceiling Plans – West Mansion
- P-0-15 P02 Proposed Ground Floor Reflected Ceiling Plans – East Mansion and Extension
- P-0-16 P02 Proposed Zone 4 and Zone 6 Reflected Ceiling Plans - All Levels
- P-1-01 P02 Existing First Floor Plan
- P-1-04 P02 Existing First Floor Reflected Ceiling Plan – West Mansion
- P-1-05 P02 Existing First Floor Reflected Ceiling Plan - East Mansion
- P-1-10 P03 Demolition Scope First Floor Plan
- P-1-11 P04 Proposed First Floor Plan
- P-1-13 P02 Proposed First Floor Fire Strategy Plan

- P-1-14 P02 Proposed First Floor Reflected Ceiling Plan – West Mansion
- P-1-15 P02 Proposed First Floor Reflected Ceiling Plan – East Mansion and Extension
- Fire strategy drawings (P-0-13 P03, P-1-13 P03, P-2-13 P03)
- P-2-01 P02 Existing Second Floor and Attic Plans
- P-2-04 P02 Existing Second Floor & Attic Reflected Ceiling Plans
- P-2-10 P02 Demolition Scope Second Floor & Attic Plans
- P-2-11 P02 Proposed Second Floor & Attic Plan
- P-2-13 P02 Proposed Second Floor Fire Strategy Plan
- P-2-14 P02 Proposed Second Floor & Attic Reflected Ceiling Plans
- P-3-01 P02 Existing Roof Plan
- P-3-11 P03 Proposed Roof Plan
- P-Site-01 P02 Site Location Plan
- P-Site-02 P03 Existing Block Plan
- P-Site-03 P04 Proposed Site Plan
- P-Site-04 P02 Existing Street Elevations
- P-Site-05 P02 Proposed Street Elevations
- REP01 P01 Design and Access Statement, Heritage Statement
- REP02 P01 Design Statement Addendum Feb 2017
- REP05 P01 Services Design Strategy
- REP06 P01 Enabling Work Schedule
- S-01 P02 Existing Sections A, B, C & D
- S-02 P02 Existing Sections E & F
- S-11 P02 Proposed Sections
- SK20 P02 Enabling Contract: External Strip Out sheet 1
- SK21 P02 Enabling Contract: External Strip Out sheet 2
- SK22 P02 Enabling Contract: External Strip Out sheet 3
- SK23 P02 Enabling Contract: External Strip Out sheet 4
- SK24 P02 Enabling Contract: External Strip Out sheet 5
- SK25 P02 Enabling Contract: External Strip Out sheet 6
- SK35 P01 Link illustrations
- SK37 P02 Enabling Works Opening Up Sheet 1
- SK38 P02 Enabling Works Opening Up Sheet 2
- SK39 P02 Enabling Works Opening Up Sheet 2
- SK40 P01 Services Distribution Key Plans
- SK41 P01 Existing Massing View from Pickwick Road
- SK42 P01 Proposed Massing View from Pickwick Road
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- All received 14/02/17 unless otherwise indicated.

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

(B) Application 16/11410/LBC

To refer the application for Listed Building Consent to the Secretary of State for determination with the recommendation that LBC should be granted, subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Prior to the works taking place, a full schedule of repair of the Mansion House shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed schedule.

REASON: To ensure that the repairs to the Mansion House are of a suitably quality appropriate to the heritage asset.

3. Prior to the works taking place, final details of ceiling layouts affected and service runs created by the necessary mechanical and engineering and data cabling installations shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in complete accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority beforehand.

REASON: To ensure that the proposals will minimise impact on the historic fabric of the building and, where possible, to allow architectural features to continue to be appreciated.

4. Prior to the works taking place, full and complete details of proposals for necessary fire protection measures shall have been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: To ensure that the proposals will minimise impact on the historic fabric of the building and, where possible, to allow architectural features to continue to be appreciated.

5. Prior to the works being undertaken, details of the type of all new partitions to be installed within the building shall have been agreed in writing by the Local Planning Authority. Such details shall include confirmation of the method of installation and confirmation that they be of a lightweight construction, reversibly

installed and scribed around historic mouldings and architectural features. The installation of all new partition shall be in accordance with the details so agreed.

REASON: To ensure new partitions are of a suitably lightweight and reversible construction so as to minimise impact upon the historic fabric of the building.

6. Prior to the works being undertaken, full and complete details of new urn to replace stolen/removed original on the listed boundary wall shall have been submitted to and agreed in writing by the Local Planning Authority. The replacement urn shall be installed prior to the first use of the development hereby granted Listed Building Consent.

REASON: To ensure the replacement urn is of an appropriate design and quality and to ensure its installation in a timely manner.

7. The works hereby permitted shall be carried out in accordance with the following approved plans:

- D-01 P03 Mansion Secondary Entrance Lobby Extension Details
- D-02 P03 Detail section through link
- D-03 P02 Detail section through link and extension
- D-04 P02 Proposed Section C
- D-05 P01 Link connection plan details
- D-10 P01 Site Wall Details
- D-20 P01 Ceiling Details 1
- D-21 P01 Ceiling Details 2
- D-22 P01 Ceiling Details 3
- D-23 P01 Ceiling Details 4
- D-24 P01 Ceiling Details 5
- D-25 P01 Ceiling Details 6
- D-26 P01 Ceiling Details 7
- E-01 P02 Existing Elevations - The Mansion
- E-02 P02 Existing Elevations - Library
- E-10 P02 Proposed Elevations - Extension - North & West
- E-11 P02 Proposed Elevations - Extension - South & East
- E-12 P02 Demolition Scope Elevations - The Mansion - North, South and East
- P-0-01 P02 Existing Ground & Basement Plans
- P-0-04 P02 Existing Ground Floor Reflected Ceiling Plans – West Mansion
- P-0-05 Existing Ground Floor Reflected Ceiling Plans – East Mansion
- P-0-06 P02 Existing Zone 4 and Zone 6 Reflected Ceiling Plans – All Levels
- P-0-10 P03 Demolition Scope Ground and Basement Floor Plans
- P-0-11 P05 Proposed Ground Floor and Basement GA Plans

P-0-13 P02 Proposed Ground Floor and Basement Fire Strategy Plans
P-0-14 P02 Proposed Ground Floor Reflected Ceiling Plans – West Mansion
P-0-15 P02 Proposed Ground Floor Reflected Ceiling Plans – East Mansion and Extension
P-0-16 P02 Proposed Zone 4 and Zone 6 Reflected Ceiling Plans - All Levels
P-1-01 P02 Existing First Floor Plan
P-1-04 P02 Existing First Floor Reflected Ceiling Plan – West Mansion
P-1-05 P02 Existing First Floor Reflected Ceiling Plan - East Mansion
P-1-10 P03 Demolition Scope First Floor Plan
P-1-11 P04 Proposed First Floor Plan
P-1-13 P02 Proposed First Floor Fire Strategy Plan
P-1-14 P02 Proposed First Floor Reflected Ceiling Plan – West Mansion
P-1-15 P02 Proposed First Floor Reflected Ceiling Plan – East Mansion and Extension
Fire strategy drawings (P-0-13 P03, P-1-13 P03, P-2-13 P03)
P-2-01 P02 Existing Second Floor and Attic Plans
P-2-04 P02 Existing Second Floor & Attic Reflected Ceiling Plans
P-2-10 P02 Demolition Scope Second Floor & Attic Plans
P-2-11 P02 Proposed Second Floor & Attic Plan
P-2-13 P02 Proposed Second Floor Fire Strategy Plan
P-2-14 P02 Proposed Second Floor & Attic Reflected Ceiling Plans
P-3-01 P02 Existing Roof Plan
P-3-11 P03 Proposed Roof Plan
P-Site-01 P02 Site Location Plan
P-Site-02 P03 Existing Block Plan
P-Site-03 P04 Proposed Site Plan
P-Site-04 P02 Existing Street Elevations
P-Site-05 P02 Proposed Street Elevations
REP01 P01 Design and Access Statement, Heritage Statement
REP02 P01 Design Statement Addendum Feb 2017
REP05 P01 Services Design Strategy
REP06 P01 Enabling Work Schedule
S-01 P02 Existing Sections A, B, C & D
S-02 P02 Existing Sections E & F
S-11 P02 Proposed Sections
SK20 P02 Enabling Contract: External Strip Out sheet 1
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SK23 P02 Enabling Contract: External Strip Out sheet 4
SK24 P02 Enabling Contract: External Strip Out sheet 5
SK25 P02 Enabling Contract: External Strip Out sheet 6
SK35 P01 Link illustrations
SK37 P02 Enabling Works Opening Up Sheet 1
SK38 P02 Enabling Works Opening Up Sheet 2

SK39 P02 Enabling Works Opening Up Sheet 2
SK40 P01 Services Distribution Key Plans
SK41 P01 Existing Massing View from Pickwick Road
SK42 P01 Proposed Massing View from Pickwick Road
All received 14/02/17 unless otherwise indicated.

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

28 **Urgent Items**

There were no items of urgent business.

(Duration of meeting: 10.30 - 11.30 am)

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

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