

STRATEGIC PLANNING COMMITTEE

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 21 JUNE 2017 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Fleur de Rhé-Philippe (Chairman), Cllr Clare Cape, Cllr Andrew Davis, Cllr Stewart Dobson, Cllr David Jenkins, Cllr Christopher Newbury, Cllr James Sheppard, Cllr Tony Trotman, Cllr Fred Westmoreland and Cllr Nick Murry (Substitute)

29 Apologies

An apology for absence was received from Cllr Ernie Clark who was substituted by Cllr Nick Murry.

30 Minutes of the Previous Meeting

Resolved:

To approve and sign as a correct record the minutes of the previous meeting held on 24 May 2017.

31 Declarations of Interest

There were no declarations of interest made at the meeting.

32 Chairman's Announcements

There were no Chairman's announcements.

33 Public Participation

The rules of public participation were noted.

34 Planning Appeals and Updates

An update on planning appeals and decisions was received.

Resolved:

To note the update.

35 16/12493/FUL - Land at Hunters Moon, Chippenham, Wiltshire - A hybrid planning application: An Outline Planning Application for the demolition of existing buildings & structures & mixed-use development comprising

up to 450 dwellings, up to 2.41 ha of employment (B1, B2 & B8) development, public open space, landscaping, & all associated infrastructure works (with all matters reserved other than access); with a Full Planning Application for the first phase of the development comprising 140 dwellings, open space, 10 no. B1 employment units, drainage works including attenuation pond; & associated infrastructure. (All Matters Reserved Except Access)

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application, with a recommendation that planning permission should be granted, subject to conditions and the prior completion of a Section 106 agreement to secure the following:-

- 27.3% affordable housing provision
- Highways improvement works
- Provision and management of Public Open Space, including 5 year periodical review and management of trees with protection orders
- Financial contribution towards bus service and travel plans
- Financial contribution towards air quality management project.

The Case Officer also referred to additional information which had been received since the committee report was written as follows:-

- (a) The applicant had recently advised that the latest revision to the Site Layout for Phase 1 had resulted in the removal of two units from the first phase of development, resulting in 140 units in this phase for which full planning permission was being sought.
- (b) The letter of objection from the neighbouring occupier of Taffswell Farm had been withdrawn.
- (c) An additional Dormouse survey had been received and reviewed by the Council's Ecologist and had confirmed that further Dormouse surveys were not required.

Members then had the opportunity to ask technical questions after which they heard a statement from Mr Mike Kerton, Planning Director of Bloor Homes (the applicant) in support of the proposals.

After some discussion,

Resolved:

To delegate to the Head of Development Management to grant planning permission, subject to the following conditions and the completion of a Section 106 Agreement within six months of the date of the resolution of this Committee.

In the event of failure to complete, sign and seal the required Section 106 Agreement within the defined timeframe, to then delegate to the Head of

Development Management to refuse planning permission for the following reason:-

The application proposal fails to provide and secure the necessary and required Services and infrastructure supporting the proposed residential development including Affordable Housing, Public Open Space, Highways Improvements and Air Quality Management Projects and is therefore contrary to Policies CP3 & CP43 of the Wiltshire Core Strategy Adopted January 2015 and Paras 7, 14 & 17 of the National Planning Policy Framework March 2012.

Conditions

1. The detailed element (ie. the part of the site befitting from full planning permission) of 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 outline element of 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.

3. No development of the outline element 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:

- i) The scale of the development;**
- ii) The layout of the development;**
- iii) The external appearance of the development;**
- iv) The landscaping of the site;**

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

REASON: Part of 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 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

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

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

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

5. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Site Location Plan – 9050 Rev C;

Site Layout Plan SL-001 Rev M

Materials and Boundary Treatments Plan SL-020D

SW031-PD-060 Rev E – Streetscenes;

SW031-SL-050B – Affordable Housing Plan;

SW031-SL-051B – Employment Unit Plan;

SW031-PD-160 Rev A (B1 unit, Block 1, Plans and Elevations);

SW031-PD-169 – Plans and Elevations (Plot 14);

SW031-PD-100 Rev B – Plans and Elevations (Plots 97, 107, 112, 113);

SW031-PD-134 Rev B – Plans and Elevations (Plots 42, 76);

SW031-PD-142 Rev A – Plans and Elevations (Plots 17, 40, 41, 50, 135);

SW031-PD-506 Rev A – Elevations (Plots 115 - 118);

SW031-PD-507 Rev A – Plans (Plots 115 - 118);

SW031-PD-504 Rev A – Elevations (Plots 127-129);

SW031-PD-505 Rev A – Plans (Plots 127-129);

SW031-PD-512 Rev A – Plans and Elevations (Plots 122 – 123);

SW031-PD-510 Rev A – Elevations (Plots 124 – 126);

SW031-PD-511 Rev A – Plans (Plots 124 – 126);

SW031-PD-515 Rev A – Elevations (Plots 119 - 121);

SW031-PD-516 Rev A – Plans (Plots 119 – 121);

SW031-PD-101 Rev A – Plans and Elevations (Plots 110 – 111);

SW031-PD-113 Rev A – Plans and Elevations (Plot 133);

SW031-PD-114 Rev A – Plans and Elevations (Plot 114);

SW031-PD-119 Rev B – Plans and Elevations (Plot 134);

SW031-PD-120 Rev B – Plans and Elevations (Plots 12, 51, 138 – 140);

SW031-PD-123 Rev B – Plans and Elevations (Plots 11, 109);

SW031-PD-126 Rev A – Plans and Elevations (Plots 36-37);

SW031-PD-158 Rev A – Plans and Elevations (Plots 130, 132);

SW031-PD-135 Rev A – Plans and Elevations (Plots 71, 88);
SW031-PD-168 Rev A – Plans and Elevations (Plot 131);
SW031-PD-140 Rev A – Plans and Elevations (Plots 91, 92, 108);
SW031-PD-145 Rev A – Plans and Elevations (Plot 102);
SW031-PD-155 Rev B – Plans and Elevations (Plots 89, 95, 137);
SW031-PD-157 Rev B – Elevations (Plot 136);
SW031-PD-166 Rev B – Plans (Plot 136).
SW031-PD-102 Rev A –Floor Plans and Elevations (Plots 56 and 57);
SW031-PD-167 Rev A –Floor Plans and Elevations (Plots 1 and 69);
SW031-PD-503 Rev A – Floor Plans and Elevations Plots 59 and 60;
SW031-PD-107 Rev A – Elevations Plots 3,4 and 5;
SW031-PD-108 Rev A – Floor Plans Plots 3,4 and 5;
SW031-PD-125 –Floor Plans and Elevations (Plot 20);
SW031-PD-156 Rev A – Floor Plans and Elevations (Plot 96);
SW031-PD-755 – Sub-station Floor Plans and Elevations.
SW031-PD-500 – Plans and Elevations (Plots 23-28);
SW031-PD-501 – Plans and Elevations (Plots 23-28);
SW031-PD-517 – Elevations (Plots 29-31);
SW031-PD-518 – Plans (Plots 29-31);
SW031-PD-519 – Elevations (Plots 66-68);
SW031-PD-520 – Plans (Plots 66-68);
SW031-PD-502 – Plans and Elevations (Plots 21, 22, 61, 62);
SW031-PD-513 – Elevations (Plots 32-34);
SW031-PD-514 – Plans (Plots 32-34);
SW031-PD-508 – Elevations (Plots 63-65);
SW031-PD-509 – Plans (Plots 63-65);
SW031-PD-105 – Elevations (Plots 77-80);
SW031-PD-106 – Plans (Plots 77-80);
SW031-PD-103 – Elevations (Plots 6-9);
SW031-PD-104 – Plans (Plots 6-9);
SW031-PD-111 – Elevations (Plots 98-99);
SW031-PD-112 – Plans (Plots 98-99);
SW031-PD-109 – Plans and Elevations (Plots 72-73);
SW031-PD-110 – Plans and Elevations (Plot 48);
SW031-PD-115 – Plans and Elevations (Plot 108);
SW031-PD-116 – Plans and Elevations (Plots 35, 58);
SW031-PD-117 – Plans and Elevations (Plot 105);
SW031-PD-118 – Plans and Elevations (Plot 13);
SW031-PD-121 – Plans and Elevations (Plot 104);
SW031-PD-122 – Plans and Elevations (Plot 38);
SW031-PD-124 – Plans and Elevations (Plot 70);
SW031-PD-127 – Plans and Elevations (Plots 52-55, 83-86);
SW031-PD-165 – Plans and Elevations (Plots 81-82);
SW031-PD-128 – Plans and Elevations (Plot 69);
SW031-PD-129 – Plans and Elevations (Plot 51);
SW031-PD-131 – Plans and Elevations (Plot 87);
SW031-PD-132 – Plans and Elevations (Plot 15);
SW031-PD-133 – Plans and Elevations (Plot 47);
SW031-PD-164 – Plans and Elevations (Plot 41);
SW031-PD-136 – Plans and Elevations (Plot 18);

SW031-PD-137 – Plans and Elevations (Plot 90);
SW031-PD-162 – Plans and Elevations (Plots 10, 93);
SW031-PD-163 – Plans and Elevations (Plot 94);
SW031-PD-138 – Plans and Elevations (Plot 44);
SW031-PD-139 – Plans and Elevations (Plot 39);
SW031-PD-141 – Plans and Elevations (Plots 16, 45, 100);
SW031-PD-143 – Plans and Elevations (Plot 106);
SW031-PD-144 – Plans and Elevations (Plot 107);
SW031-PD-146 – Plans and Elevations (Plot 101);
SW031-PD-159 – Plans and Elevations (Plot 103);
SW031-PD-147 – Elevations (Plots 74-75);
SW031-PD-148 – Plans (Plots 74-75);
SW031-PD-149 – Elevations (Plot 2);
SW031-PD-150 – Plans (Plot 2);
SW031-PD-151 – Elevations (Plot 43);
SW031-PD-152 – Plans (Plot 43);
SW031-PD-153 – Elevations (Plot 19);
SW031-PD-154 – Plans (Plot 19);
SW031-PD-750 – Plans and Elevations (Garage);
SW031-PD-751 – Plans and Elevations (Garage);
SW031-PD-752 – Plans and Elevations (Bat Roosting Garage);
SW031-PD-753 – Plans and Elevations (Car Port);
SW031-PD-754 – Plans and Elevations (Garage).
Site Sections EN-390 Rev B;
Phase 1 Plot Levels Sheet 1 EN-380 Rev B;
Phase 1 Plot Levels Sheet 2 EN-381 Rev B;
Phase 1 Plot Levels Sheet 3 EN-382 Rev B;
Phase 1 Plot Levels Sheet 4 EN-383 Rev B;
EN-010 – Vehicle Tracking Refuse Vehicle Sheet 1;
EN-011 – Vehicle Tracking Refuse Vehicle Sheet 2;
EN-012 – Vehicle Tracking Refuse Vehicle Sheet 3;
EN-200 Rev B – Section 38 Adoption Plan Sheet 1;
EN-201 Rev B – Section 38 Adoption Plan Sheet 2;
EN-202 Rev B – Section 38 Adoption Plan Sheet 3;
Engineering Layout Sheet 1 SW031-EN-330F
Engineering Layout Sheet 2 SW031-EN-331E
Engineering Layout Sheet 3 SW031-EN-332F
Engineering Layout Sheet 4 SW031-EN-333F
EN-500 Rev C – Drainage Layout Sheet 1;
EN-501 Rev D – Drainage Layout Sheet 2;
EN-502 Rev C – Drainage Layout Sheet 3;
EN-503 Rev B – Drainage Layout Sheet 4;
Proposed Improvements Access Cover Sheet A098811 - GA01
Extension form Methuen Business Park A098811 - GA02
Easton Lane Employment Access A098811 GA03
Easton Lane Site Access A098811 - GA04
Easton Lane-Saltersford Proposed Footway_Cycleway A098811 -
GA05
Saltersford Lane Proposed Footway_Cycleway A098811 - GA06A
Pheasant Roundabout Proposed Toucan Crossing A098811 - GA07A

**Proposed Footway_Cycle Link To Saltersford Lane A098811 - GA08
EDP2197/12 – Ecological Dark Zones Plan
Tree Protection Plan 170412-1.6-HMP1-TPP-NC**

REASON: To ensure that the development is implemented as approved.

6. No development (excluding any demolition or associated works) shall commence on site until a Phasing Plan showing the extent and number of dwellings / employment building within each phase of the development has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include a timetable for the delivery of the employment land units within each phase of development.

REASON: To ensure the timely implementation of the employment land development at the site and in the interests of sustainable development.

7. No above ground works hereby permitted shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

8. Prior to the commencement of development of Plots 35-42, details of the proposed access to Saltersford Lane adjacent Plots 36-38 shall be submitted to and approved in writing by the local planning authority, and the link shall be completed prior to the completion of Plots 35-42.

REASON: In the interests of sustainable transport and to secure the link at an appropriate time in the development.

9. No development shall commence on site until plans showing the widening of Easton Lane to a minimum width of 6.5 metres between Saltersford Lane and the vehicular access to the residential element in Phase 1 has been submitted to and approved in writing by the Local Planning Authority. Thereafter, these works shall be completed in strict accordance with the approved details and made available for use by highway traffic, prior to the occupation of any residential dwelling hereby approved.

REASON: In the interests of highway safety, to secure an acceptable access to serve phase 1 of the development.

10. No development shall commence on site until plans to show the provision of a 3 metre footway / cycleway which connects from the vehicular access to the residential element of Phase 1 to the southern extent of the Pheasant Roundabout, including a bridge over Pudding Brook, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the footway / cycleway shall be completed in accordance with the approved plans and made available for use by pedestrians and cyclists, prior to first occupation of any residential dwelling hereby approved.

REASON: In the interests of highway and pedestrian safety and to ensure sustainable transport links are provided to the site in a timely manner.

11. Prior to the commencement of each phase of the development (excluding any demolition or associated works) a detailed drawing showing the network of cycle / footpaths to serve that phase, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in complete accordance with the approved details and the cycle / footpaths shall be made available for use prior to occupation of more than 50% of the residential units in the phase of development containing the cycle /footpath.

REASON: In the interests of sustainable transport and to ensure that a comprehensive approach to movement within to and from the site has been secured.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no gates, fences or other means of enclosure, other than those shown on the approved plans, shall be erected or placed on any private accesses served from the prospectively maintainable highways, unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of highway safety.

13. Notwithstanding the details submitted on plan reference SW031-SL-001M, no development within any individually approved phase of the development shall commence on site until details of the estate roads, footways, footpaths, unsegregated pedestrian / cycle routes, 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, including the timetable for provision of such works within any particular phase, have been submitted to and approved by the local planning authority. The development of each phase of development shall not be first occupied until the estate roads, footways, footpaths, unsegregated pedestrian / cycle routes, 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 have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner, and are of adequate amenity for users.

14. The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

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

15. No dwelling shall be occupied until the parking spaces for that dwelling, together with the access thereto, have been provided in accordance with the approved plans. The areas shall be maintained for those purposes at all times thereafter.

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

16. No dwelling or employment building shall be occupied until details of their respective secure covered cycle parking and, in the case of employment land, changing and shower facilities have been submitted to and approved in writing by the local planning authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first occupation of the buildings to which they relate and shall be retained for use at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

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

- the parking of vehicles of site operatives and visitors;
- detailing of routing arrangements for lorry traffic associated with the development;
- loading and unloading of plant and materials;

- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- measures for the protection of the natural environment.
- hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

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

18. No development (excluding demolition or any associated works) 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; and

The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

19. No development shall commence on site (other than that required to be carried out as part of a scheme of remediation approved by the Local Planning Authority under this condition), until steps (i) to (iii) below have been fully complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until step (iv) has been complied with in full in relation to that contamination.

Step (i) Site Characterisation:

An investigation and risk assessment must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

A survey of the extent, nature and scale of contamination on site;

The collection and interpretation of relevant information to form a conceptual model of the site, and a preliminary risk assessment of all the likely pollutant linkages;

If the preliminary risk assessment identifies any potentially significant pollutant linkages a ground investigation shall be carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants;

An assessment of the potential risks to

- human health;
- property (existing or proposed) including buildings, crops;
- livestock, pets, woodland and service lines and pipes;
- adjoining land;
- groundwater and surface waters;
- ecological systems;
- archaeological sites.

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

Step (ii) Submission of Remediation Scheme:

If any unacceptable risks are identified as a result of the investigation and assessment referred to in step (i) above, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared. This should detail the works required to remove any unacceptable risks to human health, buildings and other property and the natural and historical environment, should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.

Step (iii) Implementation of Approved Remediation Scheme:

The approved remediation scheme under step (ii) must be carried out in accordance with its requirements. The Local Planning Authority must be given at least two weeks written notification of commencement of the remediation scheme works.

Step (iv) Reporting of Unexpected Contamination:

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment should be undertaken in accordance with the requirements of step (i) above and where remediation is necessary, a remediation scheme should be prepared in accordance with the requirements of step (ii) and submitted to and approved in writing by the Local Planning Authority.

Step (v) Verification of remedial works:

Following completion of measures identified in the approved remediation scheme a verification report (referred to in PPS23 as a validation report) must be produced. The report should demonstrate the effectiveness of the remedial works.

A statement should also be provided by the developer which is signed by a person who is competent to confirm that the works detailed in the approved scheme have been carried out (The Local Planning Authority can provide a draft Remediation Certificate when the details of the remediation scheme have been approved at stage (ii) above).

The verification report and signed statement should be submitted to and approved in writing of the Local Planning Authority.

Step (vi) Long Term Monitoring and Maintenance:

If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the Local Planning Authority for approval at the relevant stages in the development process as approved by the Local Planning Authority in the scheme approved pursuant to step (ii) above, until all the remediation objectives in that scheme have been achieved.

All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

20. All building services plant shall be so sited and designed in order to achieve a Rating Level of -5dB below the lowest measured background noise level, determined at the nearest noise sensitive receptor.

REASON: To protect the amenity of nearby residents.

21. A lighting scheme shall be submitted to and approved in writing by the local planning authority prior to the commencement of development of any phase and shall be so designed as to mitigate any significant glare, sky glow, spillage and intrusion. The scheme should aim to achieve Environmental Zone E2 as specified in the guidance issued by the Institution of Lighting Engineers. All development shall be carried out in full accordance with the approved lighting scheme and retained as such thereafter.

REASON: To protect the amenities of nearby residents.

22. (a) No retained tree/s shall be cut down, uprooted, or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars without prior written approval of the Local Planning Authority. Any topping or lopping approval shall be carried out in accordance with BS 3998 2010 British Standard for Tree Work or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practice.

(b) If any tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place at a size and species planted at such time that must be agreed in writing with the Local Planning Authority.

(c) No equipment, machinery or materials shall be brought onto the site for the purpose of development until tree protection measures, as illustrated on Drawing Number: 170412-1.6-HMP1-TPP-NC have been fully installed on site. The fencing criteria and protective measures shall be in accordance with British Standard 5837: 2012: Trees in Relation to Design, Demolition and Construction Recommendations and the setting out will be overseen by a suitably qualified Arboricultural Consultant. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations without prior written approval by the Local Planning Authority.

In this condition “retained trees” means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from

the first occupation or the completion of the development whichever is later.

REASON: To prevent trees being retained on or adjacent to the site from being damaged during the construction works and in the interest of visual amenity.

23. No development shall commence in any phase of development until a surface water drainage strategy, including details of future responsibility and maintenance, to serve that phase of development is submitted and approved in writing by the local planning authority. No building contained within the phase of development to which the approved details relate shall be first occupied until the drainage scheme has been completed in strict accordance with the approved details.

REASON: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property.

24. No development shall commence in any phase of development until a foul water drainage strategy, including details of future responsibility and maintenance, to serve that phase of development is submitted and approved in writing by the local planning authority. No building contained within the phase of development to which the approved details relate shall be first occupied until the drainage scheme has been completed in strict accordance with the approved details.

REASON: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property.

25. No dwelling shall be occupied until details of the storage of refuse, including details of location, size, means of enclosure and materials, serving that dwelling have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in strict accordance with the approved details.

REASON: In the interests of public health and safety.

26. No development shall commence on phase 1 until a scheme of hard and soft landscaping for phase 1 has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;

- finished levels and contours;
- means of enclosure;
- hard surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc); and
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc).

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

27. 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.

28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking or re-enacting or amending that Order with or without modification), the garages hereby permitted shall not be converted to habitable accommodation.

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

29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions / extensions / external alterations to any building forming part of the development hereby permitted and no plant or machinery shall be installed outside any such building on the site on the approved plans.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations, or the installation of any outdoor plant/machinery.

30. No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site.

REASON: In the interests of the appearance of the site and the amenities of the area.

31. Units 39-47 as shown on plan reference Drg SW031-SL-001M shall not be occupied until the landscape buffer shown to Taffswell Farm has been completed in accordance with the approved plans.

REASON: In the interests of residential amenity

32. Units 108 – 118 as shown on plan reference Drg SW031-SL-001M shall not be occupied until the landscape buffer shown to Hunters Moon has been completed in accordance with the approved plans.

REASON: In the interests of residential amenity

33. Prior to submission of any application for reserved matters, the development site shall be subject to up to date surveys for protected species including:

- Invertebrates
- Bats
- Habitats / botany

The survey results shall be included in a mitigation statement clearly setting out necessary measures to avoid and mitigate impacts upon protected species, including parameters for detailed designs. The mitigation statement shall be submitted to and approved in writing by the Local Planning Authority prior to submission of any application for reserved matters. Reserved matters applications will only be permitted where the design is in accordance with the parameters set out in the approved mitigation statement.

REASON: In the interests of securing ecological surveys required by legislation and so as to secure a form of development that does not unnecessarily impact upon protected species and their habitat.

34. Prior to commencement of development, a Landscape, Ecology and Arboricultural Management and Monitoring Plan (LEAMMP) shall be submitted to and approved in writing by the local planning authority. The LEAMMP shall include:

- i. details of any relevant up to date ecological surveys;**
- ii. drawings clearly showing all landscaped areas and semi-natural habitats including mature trees to be managed under the LEAMMP;**
- iii. any capital works such as habitat creation, tree / shrub planting, bat / bird boxes etc including creation of 1.13ha of traditional orchard habitat**
- iv. ongoing management prescriptions for semi-natural habitats and maintenance schedules for all landscaped areas clearly setting out timescales and responsibilities**
- v. approach to management of all mature trees based on their ecological interest and an arboricultural protocol for carrying out tree works; and**
- vi. a schedule of ecological monitoring work and plan review.**
- vii. details of the bat mitigation roost;**

Upon commencement of development all capital works shall be carried out to the agreed timescales and all areas identified in the LEAMMP shall be managed in full accordance with the agreed prescriptions in perpetuity. All monitoring reports shall also be made available to the local planning authority.

REASON: In the interests of securing a form of development that does not unnecessarily impact upon protected species and their habitat. In particular, this condition is ensure that the loss of the existing mature orchard on the site early in the development process is also compensated at an appropriate and early stage of development, so as to allow for maximum mitigation.

35. 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.

36. No more than 140 dwellings shall be occupied unless, and until the M4 J17 improvement scheme as shown on Atkins drawing numbers WHCC_OS-ATK-HGN-TO7178-DR-D-0001 Revision P01.5 dated 14/01/2016 and WGCC_OS-ATK-HGN-TO7178-DR-D-0002 Revision P01.4 dated 14/01/2016 are completed and open to traffic.

REASON: To ensure the safe and effective operation of the strategic road network.

37. No phase of development shall commence (including demolition, ground works, vegetation clearance) until an Ecological Construction Method Statement has been submitted to and approved in writing by the local planning authority in respect of that phase. In discharging this condition the local planning authority expect to see the following details:

- a) Risk assessment of potentially damaging construction activities;**
- b) Identification of "biodiversity protection zones";**
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);**
- d) The location and timing of sensitive works to avoid harm to biodiversity features;**
- e) The times during construction when specialist ecologists need to be present on site to oversee works;**
- f) Responsible persons and lines of communication;**
- g) The role and responsibilities on site of an Ecological clerk of works (ECoW) or similarly competent person; and**
- h) Use of protective fences, exclusion barriers and warning signs.**

The agreed Ecological Construction Method Statement shall thereafter be implemented in full unless otherwise agreed in writing by the local planning authority.

38. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the 10.No employment use buildings within Phase 1 shall be used solely for purposes within Class(es) B1, B2 & B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same classes having regard to the circumstances of the case.

39. No more than 450 dwellings shall be constructed on the site pursuant to this planning permission.

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

36 Date of Next Meeting

Resolved:

To note that the next meeting of this Committee is scheduled to be held on Wednesday 19 July 2017, starting at 10.30am, in the Council Chamber at County Hall, Trowbridge.

37 Urgent Items

There were no items of urgent business.

(Duration of meeting: 2.00 - 2.45 pm)

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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