

STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 7 JULY 2010 AT COUNTY HALL, TROWBRIDGE.

Present:

Cllr Philip Brown, Cllr Mark Connolly, Cllr Christine Crisp (Vice Chairman), Cllr Andrew Davis (Chairman), Cllr Peter Fuller, Cllr Chris Humphries, Cllr Julian Johnson, Cllr Francis Morland (Reserve), Cllr Mark Packard, Cllr Ian West and Cllr Fred Westmoreland

Also Present:

Cllr Keith Humphries

16. Apologies for Absence

Apologies for absence were received from Cllr Russell Hawker, Cllr Anthony Trotman and Cllr Graham Wright.

17. Membership Changes

Cllr Russell Hawker was substituted by Cllr Francis Morland.

18. Attendance of Non-members of the Committee

Cllr Trevor Carbin and Cllr Keith Humphries were also present.

19. Minutes of the Previous Meeting

Resolved:

To confirm and sign the minutes of the meeting held on 12 May 2010.

20. Declarations of Interest

Cllr Francis Morland declared a personal interest as a member of Heywood Parish Council in respect of the following application:-

Application No W/10/01161/WCM – Land at Quartermaster Road, West Wilts Trading Estate, Heywood – Temporary Change of Use for a Three Year Period for an End-of-Life Vehicle (ELV) Depot.

Cllr Morland stated that he had not taken part in any debate by Heywood Parish Council on this application and would not come to any conclusion until he had heard the debate.

21. **Chairmans Announcements**

There were no Chairman's announcements.

22. **Public Participation**

Members of the public addressed the Committee as set out in Minute No. 25 below.

23. **W/10/00666/WCM - Bore Hill Farm, 124, Deverill Road, Warminster, BA12 8BD - Erection of Biogas Plant, Employment Units, Associated Land Modelling, Landscaping & Access Works - Electoral Division Warminster Broadway**

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application.

It was noted that a site visit in respect of this application had taken place on Monday 5 July 2010 which had been attended by Cllr Philip Brown, Cllr Christine Crisp, Cllr Andrew Davis, Cllr Peter Fuller, Cllr Chris Humphries and Cllr Julian Johnson.

The Committee then received statements from the following members of the public expressing their views regarding this planning application:

The following people spoke against the proposal

Miss Ashley Price, a local resident

Mr Trevor Gilbert, a local resident

The following people spoke in favour of the proposal

Mr Toby Minter of Malaby Martin Ltd, the applicant

Mr Thomas Minter of Malaby Martin Ltd, the applicant

Mr Chris Beaver, Planning Director, GL Hearn, the agent

On hearing the views of Cllr Keith Humphries, as local Member, and after discussion,

Resolved:

To grant planning permission for the following reasons:-

Having taken into account the environmental information, the Council is of the opinion that the proposed development is in accordance with the Development Plan and that there are no material considerations that

indicate the decision should be made otherwise. The biogas plant would provide a sustainable means of creating renewable energy through the processing of waste to provide a source of power to run the plant itself, adjoining employment units, and supply electricity to the national grid. The employment units would provide the opportunity for new technology to develop and contribute to the vitality and economic viability of Warminster. The Council is of the view that the development proposed on the Bore Hill site is acceptable.

The policies relevant to this decision are: Policies RE5 and RE6 of RPG10: Regional Planning Guidance for the South West, 2001; Policies T1, RE1, W2, W3, DP1, DP9 and DP14 of the Wiltshire and Swindon Structure Plan 2016; Policies WCS1, WCS2, WCS3 and WCS5 of the Wiltshire and Swindon Waste Core Strategy 2006-2026; Policies WDC1, WDC2, WDC3, WDC7, WDC8, WDC11 and WDC 12 of the Wiltshire and Swindon Waste Development Control Policies DPD and; Policies C1, C4, C31a, C32, C34, C35, C38 and E6 of the West Wiltshire District Plan 1st Alteration 2004 (as amended by Secretary of State Direction of 26th September 2007 regarding “saved” policies).

Subject to the following condition(s):

1. The development hereby permitted shall begin not later than three years from the date of this permission.

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

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

Plan Ref: 9068 (L) 001 Proposed Layout – Roof, dated 28.01.10
Plan Ref: 9068 (L) 003 Demolitions scheme, dated 21.07.09
Plan Ref: 9068 (L) 005 Elevations & Section – Unit 3, dated 25.01.10
Plan Ref: 9068 (L) 006 Elevations & Section – Unit 2, dated 25.01.10
Plan Ref: 9068 (L) 007 Elevations & Section – Unit 4 & 5, dated 25.01.10
Plan Ref: 9068 (L) 008 Ground First & Roof Plans – Unit 3, dated 25.01.10
Plan Ref: 9069 (L) 009 Ground Mezzanine & Roof Plans – Unit 2, dated 25.01.10
Plan Ref: 9068 (L) 010 Ground & Mezzanine Plans – Unit 4 & 5, dated 25.01.10
Plan Ref: 9068 (L) 011 Proposed Site Sections – AA BB & CC, dated 05.02.10

Plan Ref: 9068 (L) 013 Elevations & Section – Unit 1, dated 25.01.10
Plan Ref: 9068 (L) 014 Ground First & Roof Plans – Unit 1, dated 10.02.10
Plan Ref: 9068 (L) 015 Elevations & Section – Unit 6, dated 10.02.10
Plan Ref: 9068 (L) 016 Ground First & Roof Plans – Unit 6, dated 10.02.10
Plan Ref: 9068 (L) 020 Site Location Plan, dated 09.02.10
Plan Ref: 9068 (L) 021 Proposed Site Layout Plan, dated 09.02.10
Plan Ref: 9068 (L) 026 Employment Site Plan, dated 28.01.10
Plan Ref: 9068 (L) 030 Biogas Plant Site Plan, dated 17.02.10
Plan Ref: 9068 (L) 031 Biogas Plant Pre-Treatment Building Elevations, dated 17.02.10
Plan Ref: 9068 (L) 032 Biogas Plant Plan, dated 17.02.10
Plan Ref: 9068 (L) 033 Biogas Plant Site Cross Sections, dated 17.02.10
Plan Ref: 9068 (L) 034 Biogas Plant Pre-Treatment Building Sections, dated 17.02.10

Plan Ref: 978-001-1-A Landscape Masterplan, dated 10.07.09
Plan Ref: 978-G002 Landscape Section 1, dated February 2010
Plan Ref: 978-G003 Landscape Section 2, dated February 2010
Plan Ref: 978-400 Security Fencing Detail, dated 23.02.10

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

3. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs of the Biogas Plant and Employment Buildings have been submitted to and approved in writing by the Waste Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

- a) details of all existing trees and hedgerows to be retained on the land together with measures for their protection in the course of development.

- b) 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.**
- c) proposed finished levels or contours**
- d) means of enclosure**
- e) vehicle parking layouts together with pedestrian access and circulation areas**
- f) hard surfacing materials**
- g) minor artefacts and structures (e.g. furniture, bicycle racks, refuse or other storage units, signs, lighting etc)**
- h) proposed and existing functional services above and below ground (e.g., drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc)**
- i) retained historic landscape features and proposed restoration.**

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

Policy: WDC7 of the Wiltshire and Swindon Waste Development Control Policies DPD and Policy C32 of the West Wiltshire District Plan 1st Alteration 2004.

- 5. 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 Waste 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 Waste Planning Authority.**

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

Policy: WDC7 of the Wiltshire and Swindon Waste Development Control Policies DPD and Policy C32 of the West Wiltshire District Plan 1st Alteration 2004.

- 6. Delivery of waste to the biogas plant shall only take place between the following hours:**

**07.30 to 18.00 Monday to Friday
09.00 to 13.00 Saturday**

No deliveries shall take place on Sundays or Bank Holidays.

Reason: To reduce the potential for disturbance caused by vehicular movements.

Policy: WDC2 and WDC11 of the Wiltshire and Swindon Waste Development Control Policies DPD.

- 7. No development shall commence on site until a detailed scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Waste Planning Authority. The agreed scheme shall be implemented in full in accordance with an agreed timetable.**

Reason: To prevent the increased risk of flooding and prevent pollution of the water environment.

Policy: WDC2 and WDC3 of the Wiltshire and Swindon Waste Development Control Policies DPD

- 8. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Waste Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.**

Reason: To protect controlled waters.

Policy: WDC2 and WDC3 of the Wiltshire and Swindon Waste Development Control Policies DPD

- 9. The development shall only be carried out in accordance with the Flood Risk Assessment (Clarkebond, Engineering and Management Consultants – dated February 2010) and the following mitigation measures detailed within the FRA:**

Limiting the surface water run-off generated by the 1 in 100 year critical storm (including an appropriate allowance for climate change) so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Policy: WDC2 and WDC3 of the Wiltshire and Swindon Waste Development Control Policies DPD

10. The plant and equipment on site shall be designed, installed and maintained to ensure that the following noise levels are achieved at the locations and time periods specified:

<u>Location</u>	<u>Time Period</u>	<u>Laeq 5min dB</u>
Butlers Coombe Farm House	07.00 – 19.00	34
	19.00 -- 23.00	30
	23.00 – 07.00	30
Dwellings on Ashley Place	07.00 -19.00	45
	19.00 –23.00	30
	23.00 –07.00	30
Dwellings on Ludlow Close	07.00 –19.00	40
	9.00 - 23.00	30
	3.00 –07.00	30

The plant shall be so designed and maintained so as to eliminate any tonal or impulsive character to the noise.

Reason: To safeguard the amenity of the area and of local residents.

Policy: WDC2 of the Wiltshire and Swindon Waste Development Control Policies DPD

11. No development shall commence on site until full details of visibility splays of 4.5m x 160m in both directions, at both access points to Deverill Road, shall be submitted to the Waste Planning Authority. The visibility splays shall be provided in accordance with the approved details before the development is first brought into use and shall be maintained at all times.

Reason: In the interests of highway safety.

Policy: WDC2 and WDC11 of the Wiltshire and Swindon Waste Development Control Policies DPD

12. No development shall commence on site until full details of the internal access roads and access junctions to Deverill Road shall be submitted to and approved in writing by the Waste Planning Authority. The internal access roads and junctions shall be

constructed in accordance with the approved details before the development is first brought into use.

Reason: In the interests of highway safety

Policy: WDC2 and WDC11 of the Wiltshire and Swindon Waste Development Control Policies DPD

- 13. No development shall commence on site until full details of the southerly access junction to the site have been submitted to and approved in writing by the Waste Planning Authority. Such details shall ensure that articulated vehicles will not obstruct the opposing traffic lanes when turning into the site. Gradients of internal access roads shall not exceed 1 in 30 over the first 9 metres measured from the nearside edge of carriageway of Deverill Road. The junction shall be constructed in accordance with the approved details before the development is first brought into use.**

Reason: In the interests of highway safety

Policy: WDC2 and WDC11 of the Wiltshire and Swindon Waste Development Control Policies DPD

- 14. No development shall commence on site until details of the location, scale, construction method, fill and means of retention of the proposed embankment adjacent to the A36 (T) road shall be submitted to and approved in writing by the Waste Planning Authority. Development shall be implemented in accordance with the approved details.**

Reason: To protect highway safety of the A36

Policy: WDC2 and WDC11 of the Wiltshire and Swindon Waste Development Control Policies DPD

- 15. No development shall commence on site until a Green Travel Plan has been submitted to and approved in writing by the Waste Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Waste Planning Authority on request, together with any changes arising from those results.**

Reason: In the interests of road safety and reducing vehicular traffic to the development.

Policy: T1 of the Wiltshire and Swindon Structure Plan 2016

- 16. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Waste Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.**

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

Policy: WDC2 of the Wiltshire and Swindon Waste Development Control Policies DPD.

- 17. There shall be no open storage of waste within the biogas plant or employment area.**

Reason: To safeguard the amenity of local residents from any potential odours.

Policy: WDC2 of the Wiltshire and Swindon Waste Development Control Policies DPD.

- 18. Any facilities above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund. Such facilities shall be constructed and completed in strict accordance with plans approved by the Waste Planning Authority prior to the first use of the development.**

Reason: To prevent pollution of the water environment.

Policy: WDC2 and WDC3 of the Wiltshire and Swindon Waste Development Control Policies DPD

- 19. Prior to the commencement of development an ecological construction method statement and detailed Environmental Management Plan shall be submitted to the Waste Planning Authority for approval. The plan shall set out details regarding how it is proposed to safeguard wildlife species during the construction**

and operation of the site and proposals for long term management of the site to maintain and encourage native species. Development shall be carried out in accordance with the scheme approved.

Reason: In order to ensure that appropriate measures are taken to protect wildlife and promote biodiversity.

Policy: WDC8 of the Wiltshire and Swindon Waste Development Control Policies DPD

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), the employment units shall be used solely for purposes within Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 (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 Waste Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class(es), having regard to the circumstances of the case.

21. No development shall commence on site (including any works of demolition) until a Construction Method Statement, which shall include the following:
- a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - e) wheel washing facilities;
 - f) measures to control the emission of dust and dirt during construction;
 - g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - h) measures for the protection of the natural environment;
 - i) hours of construction, including deliveries;

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

construction method statement without the prior written permission of the Waste 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.

24. **N/10/01208/WCM - Land at Leigh Delamere, Chippenham, SN14 6JZ - Creation of a Landscaped Landform using Inert Fill Material to mitigate adverse Environmental Impacts of the M4 Motorway and Construction of a Temporary Access Track to facilitate Vehicular Access - Electoral Division By Brook**

The Chairman reported that the applicant had withdrawn this application.

25. **W/10/01161/WCM - Land at Quartermaster Road, West Wilts Trading Estate, Heywood - Temporary Change of Use for a Three Year Period for an End-of-Life Vehicle (ELV) Depot - Electoral Division Ethandune**

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application.

After a detailed discussion,

Resolved:

To grant planning permission for the following reason:-

The development will facilitate the de-pollution of end-of-life vehicles aiding the prevention of waste from vehicles and the re-use and recycling of their components. The development is considered to be in accordance with the Development Plan and would not have adverse effects on the local environment or local communities. Policies relevant to this decision are Policies DP1, C5, HE2, W1 and W4 of the Wiltshire and Swindon Structure Plan 2016, Policies WCS1, WCS3 and WCS5 of the Wiltshire and Swindon Waste Core Strategy Development Plan Document and Policies WDC1, WDC2, WDC3 and WDC9 of the Wiltshire and Swindon Waste Development Control Policies Development Plan Document.

Subject to the following conditions:-

- 1 The use hereby permitted shall be discontinued and all associated vehicles and components removed from the land on or before 31st July 2013.**

REASON: In the interests of amenity, in order to secure the restoration of the land upon the cessation of the temporary use hereby permitted.

POLICY: WDC1 and WDC2 of the Wiltshire and Swindon Waste Development Control Policies DPD 2009.

- 2** No development shall commence on site until details of surface water drainage from impermeable parking areas and hardstandings for vehicles associated with the development to oil interceptor(s) has been submitted to and approved in writing by the Waste Planning Authority. The development shall not be first brought into use until the oil interceptor(s) has/have been installed in accordance with the approved details. Thereafter the oil interceptor(s) shall be maintained in accordance with the approved details. Roof water shall not pass through the interceptor(s).

REASON: To minimise the risk of pollution of the water environment.

POLICY: WDC1 and WDC2 of the Wiltshire and Swindon Waste Development Control Policies DPD 2009.

- 3** The de-pollution and removal of parts from vehicles shall only take place within the designated de-pollution building. No vehicle parts, materials or hazardous substances shall be stored outside the de-pollution building at any time.

REASON: In order to safeguard the water environment and in the interest of amenity

POLICY: WDC1 and WDC2 of the Wiltshire and Swindon Waste Development Control Policies DPD 2009.

- 4** Vehicles shall be stored at ground level only and shall not be stored by stacking/racking at any time.

REASON: In the interest of visual amenity.

POLICY: WDC2 of the Wiltshire and Swindon Waste Development Control Policies DPD 2009.

- 5** The security fencing to serve the site shall be set away from the boundary of the Scheduled Ancient Monument (Scheduled Monument No. 12048) to the south/southwest of the site by 2.5 metres whilst the site is occupied in accordance with this planning approval. No vehicles, parts, machinery or waste products shall be stored within this 2.5 metre strip at any time.

REASON: In order to preserve the setting of the Scheduled Ancient Monument.

POLICY: WDC9 of the Wiltshire and Swindon Waste Development Control Policies DPD 2009.

- 6** No flattening or crushing of vehicle shells shall be undertaken on site.

REASON: In order to avoid the level of noise generated in the interest of amenity

POLICY: WDC1 and WDC2 of the Wiltshire and Swindon Waste Development Control Policies DPD 2009.

- 7** The development hereby permitted shall not be first brought into use until the security fence shown on the approved plans has been installed. The security fence shall be retained throughout the course of the development in accordance with the approved plans.

Reason: To ensure the security of the site in the interest of amenity.

Policy: WDC2 of the Wiltshire and Swindon Waste Development Control Policies Development Plan Document 2009.

26. Date of Next Meeting

Resolved:

To note that an additional meeting would be held on Wednesday 21 July 2010 starting at 10.30am, which would be held at Monkton Park, Chippenham to consider the following applications:-

N/09/00317/OUT – Land at Langley Park, Chippenham, SN15 1JD - Outline Planning Application for the Demolition and Redevelopment of the Site to Provide a Mixed Use Scheme Comprising Residential, Retail, Hotel, Public Open Space, Together with Car Parking, Servicing, Access and Other Ancillary Uses and Development

W/10/01560/REG3 – George Ward School, Shurnhold, Melksham, SN10 8DQ – Change of Use to Offices for a period of Three Years & Associated Works

27. Urgent Business

There were no urgent items of business.

(Duration of meeting: 10.30am – 12.00noon)

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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