

STRATEGIC PLANNING COMMITTEE

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 7 NOVEMBER 2018 AT COUNCIL CHAMBER - WILTSHIRE COUNCIL OFFICES, COUNTY HALL, TROWBRIDGE.

Present:

Cllr Fleur de Rhé-Philippe (Chairman), Cllr Derek Brown OBE (Vice-Chairman), Cllr Ernie Clark, Cllr Andrew Davis, Cllr Stewart Dobson, Cllr James Sheppard, Cllr Tony Trotman, Cllr Fred Westmoreland and Cllr Ian Blair-Pilling (Substitute)

58 Apologies

Apologies for absence were received from Cllr Christopher Newbury, who was substituted by Cllr Ian Blair-Pilling and Cllr David Jenkins.

59 Minutes of the Previous Meeting

Resolved:

To confirm and sign the minutes of the previous meeting held on 15 August 2018 as a correct record.

60 Declarations of Interest

There were no declarations of interest made at the meeting.

61 Chairman's Announcements

There were no Chairman's announcements.

62 Public Participation

There were no questions or statements submitted.

63 Planning Appeals and Updates

An update on planning appeals and decisions was received.

Resolved:

To note the contents of the update.

64 **18/02671/FUL: Sunnyside Yarnbrook Road West Ashton BA14 6AR - The addition of two extra traveller pitches, two day rooms and associated ancillary development.**

The Committee received a presentation from the Case Officer which set out the issues in respect of the application. The purpose of the report was to assess the merits of the proposals against the policies of the development plan and other material considerations and to consider the recommendation that planning permission be granted subject to conditions.

Members then had the opportunity to ask technical questions after which they heard a statement from Mr Tony Phillips, the applicant's agent in support of the proposal.

During discussion, Members drew attention to Condition 7 which stated that the foul drainage system should be connected to the main sewer and obtained assurances from the officers that this condition had been agreed by the applicant and would be enforced.

On the proposal of Cllr Tony Trotman, which was seconded by Cllr Fred Westmoreland,

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: Glossary of Planning Policy for Traveller Sites published August 2015.

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

3. No more than eight caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended (of which no more than four shall be static caravans) shall be stationed on the site at any time.

REASON: To control the number of caravans on the site in order to safeguard interests of visual and residential amenity in accordance with CP47 of the Wiltshire Core Strategy 2015.

- 4. No commercial activities shall take place on the land, including the storage of materials used in connection with any business operated by the occupiers of the site.**

REASON: In the interests of visual amenity, highway safety and the amenity of occupants of the site.

- 5. No vehicle over 3.5 tonnes 'gross unladen' weight shall be stationed, parked or stored on this site.**

REASON: In the interests of visual amenity, highway safety and the amenity of occupants of the site.

- 6. No commercial use of the stables hereby permitted shall take place on the land; they shall only be used as shelter for the appellant's own horses and/or ponies.**

REASON: In the interests of highway safety.

- 7. There shall be no occupation of the pitches hereby approved prior to the connection of the foul drainage system to the main sewer as shown on the drawing indicating the drainage run, received on 6 July 2018.**

REASON: 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.

- 8. 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 (at the location of the proposed soakaways), has been submitted to and approved in writing by the Local Planning Authority.**

REASON: To ensure that the development can be adequately drained

- 9. 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.

10. All soft landscaping comprised in the approved details as shown on hereby approved drawing MM1 Rev 1 shall be carried out in the first planting and seeding season following the first occupation of the new. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of new pitches 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 wildlife habitat.

11. Prior to the installation of any new external artificial lighting a lighting plan shall be submitted to Wiltshire Council for approval in writing. The lighting plan shall illustrate the location of proposed external lighting and shall specify the type, height and position of luminaire(s) and other fixtures/fittings such as cowls, louvres or baffles; and shall demonstrate that the proposed lighting will not illuminate the hedgerows and tree-lines along the site boundaries through provision of a lux plot/lighting contour plan. All existing perimeter lighting shall be removed prior to the occupation of any new pitch.

REASON: To minimise light spillage and to maintain dark foraging and commuting corridors for bats.

12. Before commencement of development, details of six trees to be planted within hedgerows within the development including their location, species and size of stock, shall be submitted and approved by the Local Planning Authority. The trees will be planted in accordance with the approved details in the first planting season following first occupation and maintained and replaced as necessary for the first five years and thereafter retained.

REASON: To ensure the protection of important wildlife habitat features.

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

**Site Location Plan registered on 23 March 2018;
Day Room / Amenity Block registered on 23 March 2018;
Stable Block registered on 23 March 2018;
Revised Layout Plan MM1 Rev 1 received on 05 September 2018; and
Plan showing drainage run received on 6 July 2018**

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

65 **Date of Next Meeting**

Resolved:

To note that the next scheduled meeting of this Committee was due to be held on Wednesday 5 December 2018 at County Hall, Trowbridge, starting at 2.00pm.

66 **Urgent Items**

There were no items of urgent business.

(Duration of meeting: 10.30am - 10.50 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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