

STRATEGIC PLANNING COMMITTEE

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 5 DECEMBER 2018 AT COUNCIL CHAMBER - COUNTY HALL, BYTHESEA ROAD, TROWBRIDGE, BA14 8JN.

Present:

Cllr Fleur de Rhé-Philippe (Chairman), Cllr Ernie Clark, Cllr Andrew Davis, Cllr Stewart Dobson, Cllr Sarah Gibson, Cllr Christopher Newbury (for Minute No.73 only) , Cllr James Sheppard, Cllr Tony Trotman, Cllr Fred Westmoreland, Cllr Matthew Dean (Substitute) and Cllr Ruth Hopkinson (Substitute)

Also Present:

Cllr Jon Hubbard, Cllr Roy While and Cllr Richard Britton

67 Apologies

Apologies for absence were received from Cllr Derek Brown OBE who was substituted by Cllr Matthew Dean and Cllr David Jenkins who was substituted by Cllr Ruth Hopkinson.

68 Minutes of the Previous Meeting

Resolved:

To confirm and sign the minutes of the previous meeting held on 7 November 2018.

69 Declarations of Interest

There were no declarations of interest made at the meeting.

70 Chairman's Announcements

The Chairman reported that the following applications were due to be considered at the next meeting of this Committee on Wednesday 23 January 2019:-

Planning Application No. 18/09473/WCM –
Northacre Renewable Energy, Stephenson Road, Westbury, BA13 4WD

Consequently, it was considered that it would be beneficial for a site visit to be held prior to the meeting and it was suggested that this should take place on Monday 21 January 2019 at 10.30am. Members of the Committee supported this proposal. It was noted that Cllrs Russell Hawker, Gordon King, Jerry Wickham and Toby Sturgis would be invited to attend the site visit and furthermore, that representatives from the Environment Agency and Public Health be requested to send representatives to the committee meeting on 23 January 2019.

71 **Public Participation**

There were no questions or statements submitted.

72 **18/04644/REM - Land East of Spa Road, Melksham, Wiltshire - Approval of Reserved Matters in Respect of Landscaping, Appearance, Layout and Scale for the Erection of 447 Dwellings, Car Parking Including Garages, Internal Access Roads, Public Open Space and Associated Infrastructure and Engineering Works Following Outline Permission 14/10461/OUT**

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 consider the details of the reserved matters and to consider the recommendation that planning permission be granted, subject to conditions. It was noted that the original outline permission had been approved by this Committee.

Members then had the opportunity to ask technical questions after which they heard statements from members of the public as follows:-

Dr Horst & Mrs Mareile Feldman, who spoke against the proposal
Mr Peter Roberts, the applicant's agent, who supported the proposal

Cllr Alan Baines, representing Melksham Without Parish Council, expressed serious concerns with regard to the design and bulk of the proposed apartment block in the north west corner of the site and the detrimental effect this would have on the setting of the listed buildings to the south. The Parish Council wished to engage with the applicant regarding these and other concerns.

Members then heard the views of Cllr Roy While and Cllr Jon Hubbard, the local Members. Cllr Roy While considered that whilst he supported the proposed positioning of the houses, including the proposed three storey apartment block in the north west corner of the site, he shared the concerns of the Parish Council regarding the building of the community hall and the management of the play areas.

Cllr Jon Hubbard expressed particular concern about the siting of the three storey apartment block which he considered was too close to neighbouring properties and would infringe upon them. He was concerned upon the apartment block's impact upon the Grade II Listed Buildings.

During discussion, Members expressed the hope that the developer would have a meaningful dialogue with both Melksham Town Council and Melksham Without Parish Council regarding outstanding concerns. Members also requested the inclusion of a condition requiring a method statement.

On the proposal of Cllr Matthew Dean, which was seconded by Cllr Fred Westmoreland,

Resolved:

To grant approval of reserved matters, subject to the following conditions:-

- 1 No development shall commence on site until a Construction Environmental Management Plan (CEMP), incorporating pollution prevention measures, has been submitted to and approved by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.**

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

- 2 No development above slab level shall commence on site until the exact 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area

- 3 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 garage(s) hereby permitted shall not be converted to habitable accommodation.**

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

- 4. No works shall commence on Area F or Area G of the site (as**

shown in the Surface Water Drainage Strategy Plan, plan reference: 10484-500-531D) until the drainage scheme for the southern area of the site including the associated attenuation pond, landscaping and infrastructure works has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details and prior to the occupation of any dwelling in Area F or Area G hereby approved.

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

5. Prior to the area of hardstanding adjacent to the Grade II listed building being removed, a method statement detailing how it will be removed and how the listed wall will be protected during this process shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.

REASON: In the interests of preserving the Grade II listed wall.

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

Received by the Local Planning Authority on 21st November 2018

27846 HT Garages: HT-GAR-01.1, HT-GAR-02.1, HT-GAR-03.1, HT-GAR-04.1, HT-CSTR-01.1

Received by the Local Planning Authority on 20th November 2018

10484-500: 111_D, 112_D, 113_D, 114_D (Adoption Plan Sheets 1-4)

Received by the Local Planning Authority on 15th November 2018

27846: EXT-01a (external works), PL-01 (site location plan), PL-03.3h (planning layout), PL-03.4h (planning layout), SS-01c (street scenes), HT-HL-AF3-01B (apartment block)

27846-HT (affordable housetypes Rev C): HLA1-02B, HLA2-01B, HLA3-01A, HLA4-01A

27846-OM (housetypes Rev C): HT-HL1-01B, HT-HL2-01A, HT-HL2-02B, HT-HL3-01A, HT-HL3-02A, HT-HL3-03A, HT-HL4-01A, HT-HL4-02C, HT-HL5-01B, HT-HL5-02A, HT-HL6-01A, HT-HL6-02A, HT-HL6-03A, HT-HL7-01A, HT-HL7-02B, HT-HL8-01B, HT-HL8-02B

28125 AH Housetypes Rev B: HT-1BF-01A, HT-1BF-02B, HT-1BF-03B, HT-SHELL-01B, HT-SHELL-02B, HT-SINC-01A, HT-SINC-02A,

HT-SINC-03B, HT-SINC-04B, HT-SORL-01A, HT-SORL-02A, HT-SORL-SIN-01A, HT-SORL-SIN-02A, HT-SORL-SIN-03A, HT-STRAND-01A, HT-STRAND-02A,

28125 OM Housetypes Rev D: HT-CHES-01A, HT-CHES-02A, HT-CHES-03A, HT-CHES-04A, HT-CHES-05A, HT-BYRON-01A, HT-LYTT-01A, HT-LYTT-02A, HT-LYTT-03A, HT-HEYW-01A, HT-HEYW-02A, HT-MARL-01A, HT-MARL-02A, HT-MARL-03A, HT-MARL-04A, HT-MEDI-01, HT-MEDI-02, HT-HALL-01C, HT-HALL-02B, HT-BROO-01B, HT-WYATT-01B, HT-WYATT-02B, HT-MORR-01B, HT-MORR-02B, HT-HARW-01C, HT-HARW-02B, HT-DARL-01A, HT-DARL-02A, HT-MIDDLE-01, HT-MIDDLE-02, HT-LYBY-01A, HT-LYBY-02A, HT-LYBY-03A, HT-BCCB-01A, HT-BCCB-02A, HT-BM-01, HT-BM-02

28125 HT-HOG-01, 28125 PL-03.1j (planning layout), 28125 PL-03.2j (planning layout), 28125 SW109-SL-002M (material layout)

4769-L: 212L (on plot strategic softworks),

4769-L: 223J, 224J (hard landscape proposals)

Received by the Local Planning Authority on 27th September 2018

10484-500-701_A (highway construction), 4769-L: 209F, 210H, 211F (on plot strategic softworks), 213D (on plot typical planting)

4769-L: 214D, 215D, 216D, 217D, 218D, 220D (structural landscape proposals)

4769-L: 221D, 222D (hard landscape proposals)

Received by the Local Planning Authority on 17th September 2018

10484-500-506E (eastern detention basin), 1-484-500-507A (western detention basin), 10484-500-513B (drainage catchment), 10484-500-539 (existing watercourse), 10484-500-541A (drainage standard details), 10484-500-551 (western basin control manhole details), 10484-500-522A (eastern basin control manhole details), 10484-500-561 (western basin inlet headwall details), 10484-500-562 (western basin outlet headwall details), 10484-500-563 (western basin headwall details - outfall), 10484-500-564 (eastern basin headwall), 10484-500-565 (eastern basin headwall), 10484-500-566 (eastern basin outfall headwall), 10484-500-571A (western basin sections), 10484-500-572A (eastern basin sections), 10484-500-580 (rising main washout chamber)

10484-500: 101C, 102C, 103C, 104C (highway layout sheet)

10484-500: 201C, 202C, 203C, 204C (finished floor levels)

10484-500: 302C, 303C, 304C (vehicle swept path analysis)

10484-500: 501D, 502D, 503D, 504D, 505D (drainage layout sheet)

10484-500: 511B, 512B, 513B, 514B, 515B, 516B, 517B, 518B, 519B, 520B, 521B, 522B, 523B, 524B (drainage long section)

10484-500: 532B, 533B, 534B, 535B, 536B (exceedance plan sheet)

10484-500:537A, 538A, 540A (land drainage works)

10484-500: 581C, 582C, 583B (foul water pumping station)

Received by the Local Planning Authority 12th September 2018

28125 Bin Store Details: HT-BIN-01, 27846 Parking Schedule, 27846 SE-01b (site sections), 4769-L-219D (structural landscape proposals NW boundary), 4769-L-225D (NW boundary planting offset details), 4769-L-226-227A (NW boundary illustrative sections)

28125 Gar-01 Garage Details Rev A: HT-GAR-01A, HT-GAR-02A

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

1 INFORMATIVE TO APPLICANT:

The submitted CEMP must include safeguarding measures to deal with the following pollution risks:

- the use of plant and machinery**
- wheel washing and vehicle wash-down and disposal of resultant dirty water**
- oils/chemicals and materials**
- the use and routing of heavy plant and vehicles**
- the location and form of work and storage areas and compounds**
- the control and removal of spoil and wastes.**

73 18/09609/VAR: Trickys Paddock, Brickworth Road, Whiteparish, SP5 2QG - Variation/removal of Conditions 1 & 2 of permission S/2012/1307/S73

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 proposal against the policies of the development plan and

other material considerations and to consider a recommendation that the application be approved, subject to conditions.

Members then had the opportunity to ask technical questions after which they heard statements from members of the public as follows, expressing their views concerning the application:-

Mr Tony Phillips, the applicant's agent, in support of the application
Cllr Mike Hayday, representing Whiteparish Parish Council objecting to the proposal.

Members then heard the views of Cllr Richard Britton, the local Member, who set out his objections to the proposal. He stated that the original application was approved on a personal basis to the applicant (Mr Clarke) who had now moved with his family and therefore the current application should be refused on the basis that the original application no longer existed and therefore a completely fresh application was required rather than a proposal to vary a condition. Additionally, Cllr Britton considered that the proposal would represent an alien feature in the landscape.

During discussion, Members were assured that legally there was no reason why the current application before the Committee should be considered as irregular. Members considered that the landscaping of the site should be maintained and allowed to grow.

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

Resolved:

To grant planning permission, subject to the following conditions:-

1. The use and occupation of the land hereby permitted shall be carried on only by Mr Jimmy Gammell, his wife and their resident dependants.

Reason: To define the scope of the consent and to enable the local planning authority to maintain control over the occupation of the site.

2. When the land ceases to be occupied by those named in condition 1) above the use hereby permitted shall cease and all caravans, structures, materials and equipment brought onto or erected on the land, or works undertaken to it in connection with the use, shall be removed and the land shall be restored to its condition before the development took place.

Reason: To ensure the restoration of the site upon the cessation of the use hereby authorised.

3. No more than 2 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 one shall be a static caravan/mobile home) shall be stationed on the land at any time.

Reason: In the interests of amenity and the character of the surrounding landscape.

4. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the land.

Reason: In the interests of amenity and the character of the surrounding landscape.

5. No commercial activities shall take place on the land, including the storage of materials.

Reason: In the interests of amenity and the character of the surrounding landscape.

6. No structure or erection or planting exceeding one metre in height shall be placed between the A27 carriageway and the 122m by 2.4m visibility splay measured in a westerly direction from the centreline of the access point onto the public highway.

Reason: In the interests of amenity and Highway safety.

7. The existing parking and turning areas within the site shall be retained thereafter for as long as the use permitted subsists and shall not be used for any other purposes other than the parking and turning of vehicles.

Reason: In the interests of amenity and Highway safety.

8. Within three calendar months of the date of this permission a scheme to ensure and facilitate the long term retention and ongoing maintenance of the existing levels of planting and natural screening within and around the site shall be submitted to and approved in writing by the Local Planning Authority. The long term retention and ongoing maintenance of the existing levels of planting and natural screening within and around the site shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory landscaped setting for the site and to ensure the ongoing mitigation in respect of the character of the surrounding Special Landscape Area.

74 **Date of Next Meeting**

Resolved:

To note that the next meeting of this Committee would be held on Wednesday 23 January 2019 at County Hall, Trowbridge, starting at 10.30am.

75 **Urgent Items**

There were no urgent items of business.

(Duration of meeting: 2.00 pm - 3.45 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

Press enquiries to Communications, direct line (01225) 713114/713115