

STRATEGIC PLANNING COMMITTEE

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 15 JANUARY 2020 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Fleur de Rhé-Philippe MBE (Chairman), Cllr Derek Brown OBE (Vice-Chairman), Cllr Andrew Bryant, Cllr Ernie Clark, Cllr Andrew Davis, Cllr Stewart Dobson, Cllr Carole King, Cllr Tony Trotman and Cllr Fred Westmoreland

Also Present:

Cllr Ian Blair-Pilling

1 **Apologies**

An apology for absence was received from Cllr Sarah Gibson.

2 **Minutes of the Previous Meeting**

Resolved:

To approve and sign as a correct record the minutes of the previous meeting held on 11 December 2019.

3 **Declarations of Interest**

There were no declarations of interest made at the meeting.

4 **Chairman's Announcements**

There were no Chairman's announcements.

5 **Public Participation**

The Committee noted the rules on public participation. There were no questions submitted.

6 **19/10043/FUL: Salt Store and Gritter Garage Netton SP4 6AT - Demolition of the existing salt store building from 1500, and construction of larger salt store of 2500 tonnes capacity. Extend existing 6-bay vehicle store to a 10-bay facility (additional bays to allow for deeper plan for snow plough attachments to vehicles). Welfare building to be extended to provide increased storage space accessed from vehicle bays.**

The Committee received a presentation from the Case Officer which set out the main 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 the recommendation that the application be approved.

The application proposed the expansion of facilities and buildings on the Wiltshire Council Salt Depot at High Post, to the south of Amesbury. The reason for the development was to facilitate the expanded fleet of gritting vehicles operated by Wiltshire Council from this site in times of adverse weather conditions by way of providing additional parking bays for the vehicles and an enlarged Salt Barn to store the salt needed to grit the County's highways. A small extension to the administrative building on the site was also proposed.

The Case Officer reported that in response to representations made an additional condition was being proposed concerning landscaping and also an informative to the applicant regarding energy efficiency.

The Case Officer also stated that she had received the views of Cllr Mike Hewitt, the local Member, who was unable to be present at the meeting, who generally supported the application but did express some concern regarding:

- Highways, where he considered that there was a traffic problem in the Woodford Valley as the lanes were not suitable for lorries. He suggested that all lorries should be deterred from using the Woodford Valley as access to the sites.
- Light Pollution - Light pollution on both sites needed to be taken into consideration. There should be no requirement for unnecessary lighting, other than security.
- Landscaping - The Salt Store needed landscaping properly with mature trees if possible.

Members then had the opportunity of to ask technical questions after which they heard a statement from Cllr Robert Foster from Durnford Parish Council, who also spoke on behalf of Woodford Parish Council, speaking against the proposal.

During discussion, the Case Officer explained that the estimated increase in traffic was single journeys from 6 operators' vehicles to 10 per day and that this slight increase would only occur during 5 months of the year when traffic would generally be low. No objection had been raised by the Council's Highways Officer. Regarding landscaping, a new condition was being proposed to minimise the impact of the development when viewed from the west. With regard to light pollution, the Case Officer stated that the revised lighting strategy would reduce the existing impact of the development and that the applicants envisaged that the lights would not be operated for approx. 80% of the year.

On the recommendation of Cllr Fred Westmorland, which was seconded by Cllr Derek Brown,

Resolved:

To grant 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 development hereby permitted shall be carried out in accordance with the following approved plans: Those contained in Appendix B Section 6.2 of the Design and Access Statement dated October 2019 submitted with the planning application.**

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

- 3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall accord with those set out in the application form.**

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 landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include the provision of suitable hedgerow trees.**

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, to ensure a satisfactory landscaped setting for the development.

- 5. The lighting strategy shall be carried out in accordance with the details shown on plan no. 7642/E/200 P1 dated Oct 2019 and shall be implemented within 12 months of the salt store being first brought into use.**

REASON: To protect the character and appearance of the area and to minimise pollution of the night skies.

- 6. No development shall commence on site until a scheme for the discharge of surface water from the site including SuDS (sustainable drainage systems) and all third-party approvals, has**

been submitted to and approved in writing by the Local Planning Authority. Scheme details shall include any required off-site capacity improvements needed to allow the site to be served, and to include a programme allowing sufficient time for the delivery of any required improvements.

REASON: To comply with Core Policy 67: Flood Risk within the Wiltshire Core Strategy (adopted January 2015) and to ensure that the development can be adequately drained without increasing flood risk to others.

7. The salt store shall not be first brought into use until surface water drainage, including any required off-site capacity improvements to allow the site to be served, have been constructed in accordance with the approved scheme.

REASON: To comply with Core Policy 67: Flood Risk within the Wiltshire Core Strategy (adopted January 2015) and to ensure that the development can be adequately drained without increasing flood risk to others.

8. 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.

1. INFORMATIVE NOTE

The applicants are requested to ensure that the building and extensions hereby approved are constructed with the long term energy efficiency of the site in mind, and consideration should be given to the use of solar panels on the roofs in this respect.

2. INFORMATIVE NOTE

The applicants are reminded of the provisions of Condition 6 of Planning Permission S/2008/8002 regarding the need for a Travel Plan to be developed for the site, and thereafter to be adhered to.

7

19/09327/FUL: Land adjacent to Salt Depot at High Post Business Park High Post Durnford Salisbury SP46AT - Erection of two new factory facilities and associated access road, parking, service yard and refuse storage areas, for Naish Felts Ltd and Wallgate Washrooms Ltd.

The Committee received a presentation by the Case Officer which set out the main 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 the 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:-

Mr Peter Dickson, a local resident, who spoke against the proposal.

Mr Geoff Naish, the applicant, who spoke in support of the proposal.

Mr Rob Henderson, the agent, who spoke in support of the proposal.

Cllr Robert Foster, representing Durnford Parish Council, who spoke against the proposal.

Cllr Peter Curtis, representing Woodford Parish Council, who spoke against the proposal.

Members then considered the written views of Cllr Mike Hewitt, the local Member, which were read out by the Case Officer and were similar to those received during consideration of the previous item.

During the subsequent discussion, Members were advised that Woodford Valley was not part of an Area of Outstanding Natural Beauty (AONB) and was therefore not subject to the safeguards required of an AONB. The Council's Highways Officer raised no objections to increase in traffic that would be generated in the Woodford Valley. The Panel noted that the Council's Economic Development Team supported this application and considered that it did not conflict with the provisions of Core Policies 34 and 35.

It was noted that additional employment land was required in the area and it was considered by a number of Members present that the site at High Post was probably the most suitable site available.

On the recommendation of Cllr Fred Westmorland, which was seconded by Cllr Derek Brown,

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 development hereby permitted shall be carried out in accordance with**

the approved plans:

P001 Site Location Plan

P002 Existing Site Plan

P003 Rev D Proposed Site Plan

P004 Rev A Landscape Plan

P005 Proposed Block Plan

P100 Rev B Naish Ground Floor Plan

P101 Rev B Naish First Floor Plan

P102 Rev B Naish Roof Plan

P150 Rev B Wallgate Ground Floor Plan

P151 Rev B Wallgate First Floor Plan

P152 Rev A Wallgate Roof Plan

P200 Rev A Naish North and South Elevations

P201 Rev A Naish East and West Elevations

P250 Rev A Wallgate North and South Elevations

P251 Rev A Wallgate East and West Elevations

P260 Site Sections

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

- 3. No development 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.

- 4. No development shall commence on site above slab level until a scheme of landscaping and ecological mitigation has been submitted to and approved in writing by the Local Planning Authority, the details of which shall follow the principles set out in Drawing P004 and the recommendations set out in paragraph 4.2 of the ecological appraisal, but which shall make provision for a hedgerow along the new western boundary of the site with the remainder of the field.**

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, to ensure a satisfactory landscaped setting for the development.

5. All soft landscaping and ecological mitigation measures comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the buildings 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.

6. No development shall commence within the area indicated (proposed development 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.

7. No development shall commence on site until a scheme for the discharge of surface water from the site including SuDS (sustainable drainage systems) and all third-party approvals, has been submitted to and approved in writing by the Local Planning Authority. Scheme details shall include any required off-site capacity improvements needed to allow the site to be served, and to include a programme allowing sufficient time for the delivery of any required improvements.

REASON: To comply with Core Policy 67: Flood Risk within the Wiltshire Core Strategy (adopted January 2015) and to ensure that the development can be adequately drained without increasing flood risk to others.

- 8. No building shall be first occupied until surface water drainage, including any required off-site capacity improvements to allow the site to be served, have been constructed in accordance with the approved scheme.**

REASON: To comply with Core Policy 67: Flood Risk within the Wiltshire Core Strategy (adopted January 2015) and to ensure that the development can be adequately drained without increasing flood risk to others.

- 9. The parking, cycling and turning facilities for the respective units shall be provided in accordance with the approved plans before that unit is first occupied, and these facilities shall thereafter be retained.**

REASON: To ensure the provision of adequate parking and turning facilities, in the interests of road safety.

- 10. No external lighting shall be installed prior to the submission of and approval in writing by the local planning authority of a lighting strategy. Any external lights shall be installed in accordance with this approved strategy.**

REASON: To protect the character and appearance of the area.

- 11. No part of the development shall be brought into use, until a Travel Plan has been submitted to and approved in writing by the Local 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 Local Planning Authority on request, together with any changes to the plan arising from those results.**

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

- 12. No operations shall commence on site until the applicant has submitted to the Local Planning Authority and received written approval of a Traffic Management Plan for the routing of HGV's and other service and delivery vehicles to and from the site to ensure that said vehicles primarily use the local 'A' Class road network and avoid minor local roads, in particular through the Woodford Valley. The Plan shall identify the arrangements for:**

(a) The monitoring of the approved arrangements, and
(b) Ensure that all drivers of vehicles under the control of the applicant are made aware of the approved arrangements.
The approved Plan shall be implemented throughout the life of the development hereby approved.

REASON: To ensure that the scheme satisfactorily addresses the potential traffic impacts identified as part of the application.

Informatives:

Archaeological evaluation excavation should be undertaken that may then highlight the need for further archaeological mitigation. The work should be conducted by a suitably experienced, professionally recognised archaeological contractor, in accordance with a Written Scheme of Investigation approved by this office and in line with the Standards and Guidance of the Chartered Institute for Archaeologists. There will be a financial implication for the applicant.

8 **Date of Next Meeting**

To note that the next scheduled meeting of the Committee was due to be held on Wednesday 19 February 2020, at County Hall, Trowbridge, starting at 10.30am.

9 **Urgent Items**

There were no urgent items of business.

(Duration of meeting: 10.30am - 11.45am)

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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