

## Strategic Planning Committee

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### MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 13 MAY 2020 AT ONLINE MEETING.

#### **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 Sarah Gibson, Cllr Carole King, Cllr Christopher Newbury, Cllr Tony Trotman and Cllr Fred Westmoreland

#### **Also Present:**

Cllr Ben Anderson, Cllr Richard Britton, Cllr Tony Jackson, Cllr Brian Mathew and Cllr Toby Sturgis

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#### 10 **Apologies**

There were no apologies for the meeting.

#### 11 **Minutes of the Previous Meeting**

The Committee considered the minutes of the last meeting, as detailed on pages 5-14 of the agenda.

The Chairman moved that the minutes be approved and signed as a true and correct record. Councillor Derek Brown seconded the motion.

Members were asked if there were any objections to the motion, there being none, it was:

#### **Resolved:**

**To approve and sign as a correct record the minutes of the previous meeting held on 15 January 2020.**

#### 12 **Declarations of Interest**

There were no declarations of interest made at the meeting.

#### 13 **Chairman's Announcements**

It was noted that as this was the first meeting of the committee to be held remotely. If any technical issues were experienced during the course of the meeting there may be a need to adjourn or reschedule.

14 **Meeting Procedure and Public Participation**

At the beginning of the meeting the Chairman confirmed with each Member of the Committee that they could see and hear all relevant materials.

The [procedure](#) for the meeting was set out on Pages 15-18 of the agenda.

For the benefit of those listening the Chairman summarised how each planning application to be determined would be debated.

15 **19/07824/WCM: Land to the north of the Rudloe Water Treatment Works, Bath Road, Rudloe Firs, Corsham, Wiltshire, SN13 0PG**

Public Statements

Dr David W Lynn & Mr Philip E Green - objection

Robert & Jo Pegg - objection

Sue & Mark Maidment - objection

Matthew Hawker - support

Nicholas Johnston - support

Christopher Bean - support

The Committee received a presentation from Mike Wilmott, Head of Development Management, 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 was approved subject to conditions.

The application proposed the construction of a new inclined mine entrance from the surface into the existing permitted mine workings, and the construction of ancillary surface facilities including a new cutting shed/workshop, block storage area, alterations to existing vehicular access and landscaping.

The application was scheduled to be considered by the Strategic Planning Committee at its meeting on 23 March 2020. However, the 23 March meeting was cancelled due to the Covid-19 situation. Immediately prior to the 23 March meeting four further third party 'late' representations were received. These were all objections, although raising no new issues to those already set out in the 'Representations' section of the report and addressed in the 'Planning Issues' section.

Key points included the location of the existing water treatment works which used the double gated access from the A4. The previous operators had permission for access on to Bradford Rd, which was granted in 2016. The proposals would see a reduced transport time, shorter distance, enabling a safer and more efficient mining operation. Other key issues included the landscaping and acoustic mitigation to be included, operation hours at the site, the site adjoining but not being within an AONB, site traffic and other highways concerns.

The Chairman invited Members to ask any technical questions of the Officer. It was confirmed if the application were approved, the existing permission for an entrance on Bradford Road would be rescinded, that the entrance and signage were in line with requests from Highways officers, that the land was currently for agricultural use and therefore the site itself contained no red kite nesting and that there were conditions on number of vehicle movements in and out of the site. Details were also sought on the location of residential properties and screening of the site and in relation to the AONB. The AONB had been consulted and had not responded. It was confirmed a detailed acoustic survey report had been received and mitigation measures included in the application.

The Chairman then asked the Democratic Services Officer, Kieran Elliott, to read out the public statements which had been submitted in accordance with the procedure as detailed above. All of the statements submitted within the deadline were also available in the previously uploaded agenda supplement [online](#) along with the presentation to the meeting.

The Local Member, Councillor Brian Mathew, was then able to address the Committee, he spoke in objection to the application, noting the large amount of correspondence received by Members on this matter. He noted the petition with 503 signatures against the development and strongly supported the local community in opposing it, noting issues of highways, natural habitat, and amenity

The Head of Development Management then responded to the points raised by statements, noting screening of the site, measures to mitigate acoustic impacts, the lack of objection from Highways officers, and lack of public access to the site.

The Chairman then moved a motion to approve the application in line with the officer's recommendations. This was seconded by Councillor Derek Brown.

A debate followed where it was noted that the acoustic fencing was 2m high and would mitigate noise issues. The permitted hours of operation for stone cutting were considered, and alternatives suggested, as some Members felt that 07:00 was too early. It was felt that hours of operation of the stone cutting facility should be restricted to 08:00 – 17:30 Monday to Friday and 08:00 – 13:00 on Saturdays.

An emphasis was given to appropriate road signage display on the A4 to provide ample warning of the entrance. The option for a reduced speed limit was also discussed. The lack of objection from the AONB was noted.

The Chairman as having moved the motion and Councillor Brown having seconded the motion, both agreed to the amendment to include the revised permitted hours for stone cutting to be included.

Before the Chairman proceeded to the vote, she asked each Member to confirm that they had been able to hear and where possible see all relevant materials.

The Democratic Services Officer, then asked each Member in turn to vote.

When each Member had voted, the Democratic Services Officer announced the decision as follows:

**Resolved:**

**That, subject to the applicant first entering into a legal agreement to prevent planning permission no. 15/00712/WCM from being further implemented the Head of Development Management be given delegated authority 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 for a limited period, expiring on 21 February 2042 or at such time as extraction of stone from the underground stone mine permitted by planning permission no. N/98/01945/WCM ceases (whichever is the earlier). At such time the site shall be restored within a period of 12 months in accordance with the details shown on drawing no. ST16481-022C (Landscape Restoration Plan) dated 26/02/2020.**

**REASON: To secure what is applied for in the interests of amenity, and for the avoidance of doubt.**

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans:**

- No. ST16481-018B (Site Location Plan) dated 27/11/2019**
- No. ST16481-011D (Site Layout with Preferred Adit Layout) dated 27/11/2019**
- No. ST16481-012B (Typical Support Details) dated 08/08/2019**
- No. ST16481-016A (Office Building) dated 08/08/19**
- No. ST16481-017B (Workshop / Processing Building) originally dated 08/08/2019**
- No. ST16481-023D (Softworks Plan) dated 29/02/2019**
- No. ST16481-039 (Acoustic Fencing) dated 18/02/2020**
- No. ST16481-019C (Drainage Layout) dated 21/11/2019**
- No. ST16481-025D (Landscape Restoration Plan) dated 26/02/2020**
- No. ST16481-022C (Vehicle Autotracking (inc. HGV on-site weighting bay)) dated 17/12/2019**

- **No. J32-3384-PS-001D (Access (inc. signage)) dated 20/12/2019**

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

- 4) The development hereby permitted shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:**
- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;**
  - ii. A description of management responsibilities;**
  - iii. A description of the construction programme;**
  - iv. Site working hours and a named person for residents / interested parties to contact;**
  - v. Detailed Site logistics arrangements;**
  - vi. Details regarding parking, deliveries, and storage;**
  - vii. Details regarding dust and noise mitigation;**
  - viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and**
  - ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc.**

**There shall be no burning undertaken on site at any time.**

**Construction hours shall be limited to 0700 to 1730 hrs Monday to Friday, 0700 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.**

**The CEMP shall be implemented at all times during the construction phase as approved.**

**REASON: In order to safeguard the amenities of the area in which the development is located.**

- 5) The development hereby permitted shall be constructed and operated at all times strictly in accordance with the Construction and Operational Dust Control Measures, the Dust Emissions Response Measures, and the Monitoring and Recording measures set out in the Dust Suppression Scheme by Wardell Armstrong dated August 2019.**

**REASON: In the interests of amenity.**

- 6) The acoustic fencing forming part of the development hereby permitted shall in its entirety be installed prior to the mine entrance or workshop-**

processing building becoming first operational. The acoustic fencing shall in its entirety be constructed in accordance with the specification set out on the Acoustic Fencing drawing (no. ST16481-039). The acoustic fencing in its entirety shall be retained and maintained for the life of the development.

The Workshop-Processing Building forming part of the development hereby approved shall be constructed using materials that achieve 46dB Rw; the details of these materials shall be first submitted to and approved in writing by the local planning authority. The Workshop-Processing Building shall be retained and maintained with these materials for the life of the development. Duration the operation of any machinery inside the Workshop-Processing Building (other than forklift trucks, teleporters or other similar mobile vehicles), the building's doors and windows shall be kept completely shut.

No machinery (other than forklift trucks, teleporters, delivery lorries and other similar mobile vehicles) shall be operated on open parts of the site.

At all times the site shall be operated in accordance with the best working practice measures set out in the Noise Assessment by Wardell Armstrong dated January 2020.

**REASON:** To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 7) All soft landscaping comprised in the approved details of landscaping (drawing no. ST16481-023D (Softworks Plan) dated 29/02/2020) shall be carried out in the first planting and seeding season following the development becoming first operational 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.

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

- 8) No external lighting shall be installed until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Professionals in their publication "Guidance Notes for the Reduction of Obtrusive Light

**GN01:2020", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.**

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

- 9) The development hereby permitted shall be constructed and operated at all times in accordance with the Discussion and Recommendations of the Preliminary Ecological Appraisal Report by Wardell Armstrong dated April 2019, and the Assessment of Effects set out in the Bat Ecological Impact Assessment by Wardell Armstrong dated August 2019.**

**REASON: To safeguard wildlife.**

- 10) No development hereby permitted shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access road), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.**

**REASON: The application contained insufficient information to enable this matter to be fully 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 that the development can be adequately drained.**

- 11) No development hereby permitted shall commence on site until details of the works for the disposal of sewerage including, if relevant, the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. No operation shall first commence until the approved sewerage details have been fully implemented in accordance with the approved plans.**

**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 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.**

**12) No part of the development hereby permitted shall be first brought into use until the access, turning areas and parking spaces relevant to the part have been completed and the existing lay-by on the A4 has been removed, in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.**

**REASON: In the interests of highway safety.**

**13) No part of the development hereby permitted shall be first brought into use until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.**

**REASON: In the interests of highway safety.**

**14) During its operational phase the total number of HGV vehicle movements associated with the development hereby permitted shall not exceed the following limits -**

**12 movements (6 'in' and 6 'out') per day, Monday to Saturday.**

**No HGV movements shall take place outside the hours of operation stated in condition no. 16 of this planning permission.**

**REASON: In the interests of highway safety and residential amenity.**

**15) From the date that any part of the development hereby permitted becomes first operational, a written record showing all HGV vehicles movements in and out of the site shall be kept by the operator, and that record shall be made available to the Mineral and Waste Planning Authority at all reasonable times. The written record shall contain the vehicles' registrations and operating company's identity and time/date of the movement.**

**REASON: In the interests of amenity and to ensure the limits on HGV movements set by this planning permission are not exceeded.**

**16) Other than for the purposes of essential maintenance and pre-shift inspection of the mine, the development hereby permitted (with the exception of the operation of machinery within the Workshop-Processing Building) shall only operate between 07:00 and 18:30 from Mondays to Fridays and between 07:00 and 13:00 on Saturdays. Machinery within the Workshop-Processing building shall only operate between 08:00 and 17:30 from Mondays to Fridays and between 08:00 and 13:00 on Saturdays. Essential maintenance and pre-shift inspection of the mine shall be permitted for one hour only prior to or after these specified times.**



**The site shall not operate at any time on Sundays and Bank or Public Holidays.**

**REASON:**

**To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.**

**17) Wheel cleaning of all goods vehicles and machinery leaving the site shall be carried out for the duration of all operations (including construction operations) at the site.**

**REASON: To ensure that mud and earth deposits are not brought onto the public highway in the interests of highway safety.**

**18) No gates shall be installed across the vehicular access to the site other than where this access enters the working yard area.**

**REASON: In the interests of highway safety.**

**19) No stone originating from sites other than the existing underground workings at Hartham Park Quarry / Hartham Mine shall be brought and/or stored or processed at the site.**

**REASON: In the interests of highway safety and amenity.**

**20) No stockpile of stone within the storage yard / stacking area shall exceed 3m in height.**

**REASON: To safeguard the visual amenities of the area.**

**21) Tunnel and shaft construction using penetrative methods shall not be carried out.**

**REASON: To ensure that the proposal does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework and 'The Environment Agency's approach to groundwater protection'.**

**22) There shall be no de-watering of the site or interruptions to ground or surface water flows.**

**REASON: To ensure that the proposed development does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework and 'The Environment Agency's approach to groundwater protection'.**

**23)The development hereby permitted shall not commence until such time as a scheme has been submitted to, and approved in writing by the local planning authority, providing details of:**

- **the storage of materials;**
- **the storage of chemicals;**
- **the storage of oil;**
- **the storage of hazardous materials;**
- **the proposed method of working;**
- **the proposed phasing of development;**
- **the proposed maintenance and after-care of the site;**
- **proposed scheme for monitoring; and;**
- **wastewater management.**

**24)The scheme shall, where necessary, be supported by detailed calculations and include a programme for future maintenance. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme.**

**REASON: To ensure that the proposed development does not harm the water environment in line with paragraph 170 of the National Planning Policy Framework and 'The Environment Agency's approach to groundwater protection'.**

**INFORMATIVE:**

**This planning permission does not change in anyway the standalone planning permission no. N/98/1945 relating to Hartham Park Quarry. It follows that N/98/1945 must continue to be implemented in accordance with its planning conditions, including those relating to the method of working and phasing.**

16 **19/11524/DP3: Wiltshire Council Depot, Furnax Lane, Warminster, BA12 8PE**

Public Participation

Harriet James – objection

The Chairman confirmed once again for the record that all members could hear and where possible see all relevant materials.

The Committee received a presentation from Mike Wilmott, Head of Development Management, 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.

The application proposed the Redevelopment of the existing highway depot. To create a 4000T salt store, with 8 vehicle bays and welfare facilities and external storage areas.

It was also stated that this was a Wiltshire Council application to which there had been written letters of objection from the public consultation. Therefore, the application had been brought to the Planning Committee for determination in the interests of transparency.

This application was originally scheduled to be considered at the March meeting of the committee, which was cancelled due to the covid-19 situation.

The site entrance from Furnax Lane was within the employment area of an industrial estate. Proposed plans for buildings and landscaping were included in the presentation. A Landscape plan was included which would replace some of the trees that had been removed at a separate time. It was stated it was a Council strategy to concentrate the facilities for gritting across the council's area, to bring storage of salt up to modern standards and reduce pollution through run off at other sites.

The Chairman invited Members to ask any technical questions of the Officer, where it was clarified that the removal of trees on the site was unrelated to the consideration of this planning application by members.

The Chairman stated that a representation which had been received after the deadline would be included in the statements to be read out, because it had been previously submitted for the last meeting which had been cancelled. However, as it was over the 3 minutes allowed, the officer would only be able to read what was possible in the allocated time.

The Chairman then asked the Democratic Services Officer, Kieran Elliott, to read out the public statements which had been submitted in accordance with the procedure as detailed above. All of the statements submitted within the deadline were also available in the previously uploaded agenda supplement [online](#) along with the presentation to the meeting.

In response, the Head of Development Manager noted that the work to cut down the trees which was referenced was a matter to be taken up with The Forestry Commission. The trees on the site had not been protected by a Tree Preservation Order.

The Chairman moved the motion of approval with conditions, in line with the Officer recommendation. This was seconded by Councillor Derek Brown.

A debate followed where some Members felt the extent of tree removal which had occurred was too severe, although this was unrelated to the consideration of the planning application. It was noted that the Landscape Scheme included did list the requirements for planting with heights and species of trees required and approved by the councils ecologist.

For the vote each Member was asked to confirm that they had been able to hear and where possible see all relevant materials.

The Democratic Services Officer, asked each Member in turn to vote.

When each Member had voted, the Democratic Services Officer announced the decision as follows.

**Resolved:**

**To grant permission to application 19/11524/DP3: Wiltshire Council Depot, Furnax Lane, Warminster, subject to 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:**

**Location Plan; Site Plan (Existing Services); Proposed Site Plan; Proposed Site Sections; Proposed Landscape Section; Proposed External Lighting Plan; Proposed Salt Store Roof Plan – 0201 Rev 7; Indicative Proposed Drainage Layout Plan; Proposed Welfare Floor Plans; Proposed External Lighting Illumination levels plan; Proposed Soft Landscaping Plan; Proposed outline plant schedule; Proposed Vehicle Bay floorplan; Flood Risk Assessment; Tree Report; Design and Access Statement and Ecological Assessment – all received on 2 December 2019 and;**

**Salt Store Details 03 – Timber Cladding – Rev P5; Proposed Salt Store North East and South West Elevations – Rev P5; Proposed Salt Store North West and South East Elevations – Rev P4; Proposed Salt Store Floor Plan – Rev P5; Proposed Elevations – Vehicle Bay and Welfare – Rev P4; Proposed Roof Plan – Vehicle Bay and Welfare – Rev P5 - All received 9 March 2020**

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

**3. 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.

**4. The proposed development shall be carried out in strict accordance with section 8 of the Ethos Ecological Assessment dated December 2019 and shall be maintained as such at all times thereafter in perpetuity.**

**REASON:** In the interests of protecting protected species

**5. No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.**

**REASON:** To ensure that adequate provision is made for parking within the site in the interests of highway safety.

**6. The development hereby permitted shall not be first occupied until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details 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 **19/09862/VAR: Tricky's Paddock, Brickworth Road, Whiteparish, Wiltshire, SP5 2QG**

Public Participation

Peter Claydon - Objection

Dr Roger M Sherwin - Objection

Simon & Hilary Parsons - Objection

Keith Smith - Support

James Gammell - Support

Whiteparish Parish Council – objection

The Chairman confirmed once again for the record that all members could hear and where possible see all relevant materials.

The Committee received a presentation from Mike Wilmott, Head of Development Management, 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.

The application proposed the Variation of Condition 3 of Planning Approval 18/09609/VAR to allow an additional pitch and changes to the existing pitch and to include for each pitch a static mobile home, a family dayroom and tourer for a family member with associated treatment plant.

The application was originally scheduled to be heard on the 25 March 2020 meeting of the Strategic Planning Committee, which was subsequently cancelled due to the covid-19 situation.

The location of the existing one pitch site in relation to the A27 and A36 was shown. The proposal was to extend this to include a second pitch with two new single-storey day rooms, one for each pitch, and a treatment plant.

The existing pitch had a personal permission attached to it, for the applicant Mr James Gammell. The second pitch would be occupied by the applicant's son and dependents. The Applicant would benefit by having his son close by due to his reported medical condition, for which evidence had been provided.

Details of relevant planning policies were provided. It was also confirmed the council did not have a 5-year land supply for Gypsy and Traveller sites and this was a material consideration. Previous appeal decisions were noted.

The Chairman invited Members to ask any technical questions of the Officer where it was clarified that what was currently permitted on the site. In response to queries around the permitted use being exceeded this was stated to be an enforcement matter, and acknowledged that the current situation did make enforcement more difficult. Details were sought on the level of unmet need for Gypsy and Traveller sites.

The Chairman then asked the Democratic Services Officer, Kieran Elliott, to read out the public statements which had been submitted in accordance with the procedure as detailed above. All of the statements submitted within the deadline were also available in the previously uploaded agenda supplement [online](#) along with the presentation to the meeting.

The Local Member, Councillor Richard Britton, was then invited to address the Committee, where he spoke in objection to the application. He noted that the site had been subject to requests for enforcement of existing conditions, detailed past history of the site, the unsuitability of the site for residential use particularly in the context of the local landscaping, which would be increased if the application were approved.

The Officer then responded to points raised by statements. He provided details of the change in the existing permission by the Committee when ownership was transferred, that Highways considered the impact of the application to be

acceptable, and the need to address the personal circumstances of the application along with the ongoing lack of a 5-year land supply.

The Chairman moved the motion of approval with conditions, in line with the Officer recommendation. This was seconded by Councillor Derek Brown.

A debate followed where the history of the site was discussed, including the initial permissions in 2008. Although the site had been allowed to be occupied for specific personal reasons, Members debated the suitability of the extended site for residential occupancy, and the increase of that occupancy proposed. The visual impact of the site was noted.

For the vote each Member was asked to confirm that they had been able to hear and where possible see all relevant materials.

The Democratic Services Officer, then asked each Member in turn to vote. The motion of approval was not passed. The Chairman therefore invited alternative motions.

A motion was moved by Councillor Fred Westmoreland, seconded by Councillor Tony Trotman, to refuse the application for the reasons set out below, including impact on character and appearance of the landscape. It was stated in relation to personal circumstances that it was felt the existing restrictions on the site remained appropriate.

The Democratic Services Officer, then asked each Member in turn to vote.

When each Member had voted, the Democratic Services Officer announced the decision as follows.

**Resolved:**

**To refuse the application for the following reasons:**

**It is considered the original harm to the surrounding landscape (which was previously outweighed in part by the personal circumstances of former occupier Mr Clarke at the time) has since been mitigated to a significant extent so that the impact of the authorised use of the site for a single gypsy and traveller pitch no longer results in an undue adverse impact on the surrounding landscape, however the current application would result in an increase in the number of pitches from one to two, with a new pitch becoming established to the immediate west of the existing and a consequent increase (doubling) of the number of caravans, permanent structures and associated vehicles, paraphernalia etc. in an area of the site that has little screening within the wider landscape and would be visible from the main Brickworth Road (A27) to the north.**

**Whilst new planting around the additional pitch and extended site area is shown on the submitted proposed plans, this would likely take a number of years to establish and mature sufficiently to provide a meaningful and**

appropriate level of screening in order to sufficiently mitigate the adverse visual impact of the additional pitch within the character of the surrounding landscape.

In this respect it is considered the development would be likely to result in undue and detrimental visual impacts on the character of the surrounding Special Landscape Area and is consequently considered to conflict with policies CP47 (criteria vi and viii); CP51 (criteria ii and vi); and CP57 (criteria i) of the Wiltshire Core Strategy, and saved policy C6 of the Salisbury District Local Plan, which together are the relevant policies in the adopted development plan for the area. These adverse impacts and consequent conflicts with the development plan are considered to outweigh the personal circumstances put forward as part of the application, and the acknowledged shortfall of pitches in the South Wiltshire Housing Market Area at the time of this decision.

18 **Urgent Items**

There were no urgent items.

(Duration of meeting: 10.30 am - 1.50 pm)

The Officer who has produced these minutes is Lisa Moore of Democratic Services, direct line 01722 434560, e-mail [lisa.moore@wiltshire.gov.uk](mailto:lisa.moore@wiltshire.gov.uk)

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