

STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 6 APRIL 2011 AT COUNTY HALL, TROWBRIDGE.

Present:

Cllr Mark Connolly, Cllr Christine Crisp (Vice Chairman), Cllr Andrew Davis (Chairman), Cllr Peter Fuller, Cllr Russell Hawker, Cllr Julian Johnson, Cllr John Knight (Reserve), Cllr Anthony Trotman, Cllr Ian West, Cllr Fred Westmoreland and Cllr Graham Wright

Also Present:

Cllr John Noeken

17. Apologies for Absence

Apologies for absence were received from Cllr Charles Howard, Cllr Chris Humphries and Cllr Mark Packard.

18. Membership Changes

Cllr Mark Packard was substituted by Cllr John Knight.

19. Attendance of Non-members of the Committee

Cllr John Noeken was present as Cabinet Member for Resources.

20. Minutes of the Previous Meeting

Resolved:

To confirm and sign as a correct record the minutes of the meeting held on 16 March 2011.

21. Declarations of Interest

There were no declarations of interest.

22. Chairmans Announcements

There were no Chairman's announcements.

23. **Public Participation and Councillors' Questions**

There were no members of the public present or Councillors' questions.

24. **W/10/03933/REG3 - County Hall, Bythesea Road, Trowbridge, BA14 8JN - Extension & Remodelling of County Hall to consolidate Library Services & Registry Office into the Main Campus**

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that the planning application be granted, subject to conditions.

Members of the Committee then had the opportunity to ask questions during which concern was expressed at the level of car parking places proposed. The Case Officer explained that the proposals provided for an increased level of parking for disabled people at the front of County Hall and that the amount of general parking provision would remain unchanged from the existing amount. It was noted that the planning application complied with the standards for car parking provision and met the planning criteria.

Resolved:

To grant planning permission for the following reasons and subject to the conditions set out below:-

Reasons

The proposed development is in accordance with Council policy and government guidance and there is no reason why permission should not be granted.

The proposals represent a significant improvement to the overall appearance of the building, will enhance the street scene and add to the vitality of this part of the town centre. There will be no harm to neighbouring amenity or any other interests of acknowledged importance. The refurbished offices will ensure that the building responds positively to contemporary working methods and the relocation of the library and registry office will benefit the community.

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** No development shall commence on site until 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: In the interests of visual amenity and the character and appearance of the area.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

- 3** There shall be no vehicular access to or from the existing pedestrian and cycle only westerly access point onto Bythesea Road.

REASON: In the interests of highway safety to avoid unnecessary vehicular turning movement onto and off Bythesea Road near an existing all movements junction which adequately caters with all movements to and from County Hall.

- 4** The proposals contained within the County Hall Re-Modelling, Wiltshire Council, Arts Strategy document dated February 2011 shall be carried out in accordance with the timetable attached at Appendix II, and further programme details for the installation of the work shall be submitted to and approved in writing by the Local Planning Authority prior to their installation in the building.

REASON: In the interests of public amenity and the arts.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 – Policy I2.

- 5** The recommendations contained within the BREEAM Ecology Report LE1-LE6 prepared by Dr Peter Webb and dated October 2010 shall be carried out during construction of the development. Thereafter the ecological enhancement works shall be implemented in full prior to the completion of the development.

REASON: In the interests of nature conservation.

POLICY: Planning Policy Statement 9: Biodiversity and Geological Conservation.

- 6** In order to define the terms of this permission, this approval relates to the plans received on 10.12.2010, to the revised plans received on

07.03.2011, and to the documents submitted with the application and listed below:-

Plan Numbers for Trowbridge County Hall

| | |
|----------|---|
| P(0)001 | Site location plan |
| P(0)002 | Site block plan |
| P(0)004A | Mech and OCH ground floor plan |
| P(0)005A | Mech and links basement plan |
| P(0)006A | Mech and links ground floor plan |
| P(0)007A | Mech and links 1st floor plan |
| P(0)008A | Mech and links 2nd floor plan |
| P(0)009A | Mech and links 3rd floor plan |
| P(0)010A | Mech and links roof plan |
| P(0)011A | OCH basement plan |
| P(0)012A | OCH ground floor plan |
| P(0)013A | OCH 1st floor plan |
| P(0)014A | OCH 2nd floor plan |
| P(0)015A | OCH 3rd floor plan |
| P(0)016A | OCH roof plan |
| P(0)030A | MECH North West elevation |
| P(0)031A | MECH North East elevation |
| P(0)032A | MECH South East elevation |
| P(0)033A | MECH South West elevation |
| P(0)035A | OCH North East elevation |
| P(0)036 | OCH North West front elevation |
| P(0)037 | OCH South West elevation |
| P(0)038 | OCH North West rear elevation |
| P(0)039 | OCH South East elevation |
| P(0)040 | OCH Council Chamber elevation |
| P(0)050 | Section A-A |
| P(0)051A | Courtyard section |
| P(0)060 | External works plan |
| P(0)061 | External works – Entrance approach |
| P(0)062 | External works – Entrance approach |
| P(0)063 | MECH South –proposed escape ramp |
| P(0)064 | OCH Rear – cycle store and basement access |
| P(0)070A | 3D Images 1 |
| P(0)071A | 3D Images 2 |
| P(0)1000 | Site plan external underground drainage Sheet 1 |
| P(0)1001 | Site plan external underground drainage Sheet 2 |

Documents received on 10.12.2010

**Planning Statement, incorporating Design and Access Statement
Extended Phase 1 Habitat Survey
Interim Travel Plan
Site Waste Management Plan**

Construction Method Statement

Heritage Statement dated February 2011

Report in relation to BREEAM Ecology dated October

Informative(s):

- 1 You are advised that Network Rail has made the following comments in relation to its requirements for the safe operation of the railway and the protection of Network Rail's adjoining land are as follows.**

Drainage

Additional or increased flows of surface water should not be discharged onto Network Rail land or into Network Rail's culvert or drains. In the interest of the long-term stability of the railway, it is recommended that soakaways should not be constructed within 10 metres of Network Rail's boundary.

Safety

No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land. In view of the close proximity of these proposed works to the railway boundary the developer should contact Richard Selwood at Network Rail on AssetProtectionWestern@networkrail.co.uk before works begin.

Ground levels

The developers should be made aware that Network Rail needs to be consulted on any alterations to ground levels. No excavations should be carried out near railway embankments, retaining walls or bridges.

Site layout

It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

25. Urgent Items

There were no urgent items.

(Duration of meeting: 10.30 - 11.00 am)

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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