

## STRATEGIC PLANNING COMMITTEE

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### **DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 12 SEPTEMBER 2012 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.**

#### **Present:**

Cllr Mark Connolly, Cllr Andrew Davis (Chairman), Cllr Peter Fuller, Cllr Mollie Groom (Substitute), Cllr Charles Howard, Cllr Julian Johnson (Vice-Chair), Cllr John Knight, Cllr Francis Morland, Cllr Stephen Petty, Cllr Leo Randall and Cllr Ian West

#### **Also Present:**

Cllr Ernie Clark and Cllr Fleur de Rhe-Philippe

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#### **33 Apologies for Absence**

Apologies were received from Councillors Chris Humphries, Tony Trotman and Fred Westmoreland.

Councillor Tony Trotman was substituted by Councillor Molly Groom for this meeting only.

#### **34 Minutes of the Previous Meeting**

The minutes of the meeting held on 16 May 2012 were presented, and it was,

#### **Resolved:**

**To approve the minutes as a true and correct record.**

#### **35 Declarations of Interest**

There were no declarations of interest.

#### **36 Chairman's Announcements**

The Chairman informed Members that a request had been received from Five Rivers Eco-homes Ltd for the Committee to agree a site visit of Castle Works,

Castle Road, Salisbury before the start of the Strategic Planning Committee when the application is considered.

**Resolved:**

That the request for a site visit, detailed above, before the meeting of the Strategic Planning Committee when the application is considered be agreed.

37 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation and the manner in which the meeting would be held.

Members of the public addressed the Committee as set out in Minute No 38, as detailed below.

There were no questions received from members of the public or members of the Council.

38 **W/12/01121/FUL - Land East of Westbury Road, North Bradley, Wiltshire - Construction of New Office, Fleet Vehicle Parking Area and Vehicle Preparation Centre including Associated Staff Car Parking, Landscaping & Access**

**The following spoke objecting to the application**

- Ken McCall
- David Feather

**The following spoke in support of the application:**

- John Lawes – Applicant
- Mel Clinton – Applicants Agent
- David Baker – Trowbridge Chamber of Commerce

**The following spoke on behalf of North Bradley Parish Council objecting to the application**

- Roger Evans – Chairman of the Parish Council

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

Members of the Committee then had the opportunity to ask technical questions after which the Committee received presentations from those objecting and

those supporting the application as detailed above, expressing their views regarding the planning application.

The Committee then heard from Councillor Ernie Clark as a Member who represented other rural areas in Trowbridge and spoke about the site location; and Councillor Fluer de Rhe Philipe, Cabinet Member for Economic Development who spoke in support of the application.

Members also heard the views of Councillor Francis Morland, as local Member who asked the Committee to support a site visit to the site. The request for a site visit did not receive support from the Committee.

After discussion,

**Resolved:**

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

**For the following reason(s):**

**The proposed development is sited in a sustainable location adjacent to existing business parks. Whilst the site is not allocated for development, the proposal will assist an important locally based employer to develop and expand, and it meets the exception criteria set out in policy C1 of the West Wiltshire District Plan and is in line with the requirements of policy CP34 of the emerging Wiltshire Core Strategy and the National Planning Policy Framework, where a core planning principle is set out as proactively supporting sustainable economic development. The development will also deliver enhanced biodiversity by the creation of a woodland belt around the western perimeter of the site.**

**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. All soft landscaping comprised in the approved details of landscaping (Drawing no's 1038-201 Rev A & 1038-202 rev A) shall be carried out in the first planting and seeding season following the first occupation of the office building 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.

3. No building shall be first occupied until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

**REASON:** To ensure the proper management of the landscaped areas in the interests of visual amenity

4. No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall include details of how the scheme shall be maintained and managed after completion. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

**REASON:** To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity and ensure future maintenance of the surface water drainage system.

5. The site access junction shall be completed in accordance with the approved details shown on Drawing No. FMW 0781 GA01 D before the first use of the development.

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

6. The Travel Plan dated June 2012 and contained in Appendix F of the Transport Assessment by FMW consultancy shall be implemented in accordance with the details and monitoring proposals included within it. 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 highway safety and sustainability.

7. No part of the development hereby permitted shall be first brought into use until the access, turning areas and parking spaces have been

completed in accordance with the details shown on the approved plans. The areas shall be maintained for these purposes at all times thereafter.

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

8. Before development is commenced, details of the proposal's energy strategy and BREEAM certification for the scheme shall be submitted to and approved in writing by the local planning authority. The agreed proposals shall be implemented in accordance with a timetable to be submitted to and approved in writing by the local planning authority before development is commenced.

**REASON:** To ensure that the development incorporates effective sustainable construction and renewable energy measures to reduce its carbon footprint

9. Before any external lighting is erected, a plan detailing the proposed location of any external lights, their height (which shall be minimised to protect the external appearance of the area) and the measures to restrict glare and spillage shall be submitted to and approved by the local planning authority. The scheme shall comply with the CISBE Guides and ILE category E2. Any lights erected shall comply with the approved details.

**REASON:** To minimise light spillage, in the interests of the protecting the appearance and amenity of the area.

10. The development shall be constructed in accordance with the Site Waste Management Plan approved as part of this application. Any proposed changes to the plan shall be submitted to and approved in writing by the local planning authority prior to their implementation.

**REASON:** To reduce the environmental impact of the development and in the interests of reducing vehicle traffic movements off site during construction works.

11. Prior to development commencing, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. This shall be based on the draft plan submitted with the application. The construction shall be implemented in accordance with the details contained within the CEMP.

**REASON:** To mitigate the construction impacts of the development.

12. The acoustic fence (and the panels on either side of the washdown area) shall be erected before the vehicle preparation centre (VPC) is first brought into use. Before construction work on the VPC is commenced, details shall be submitted to and approved in writing by the Local

**Planning Authority of the materials, height, design and precise position in relation to the landscaped bund of the acoustic fence. The fence shall be maintained for as long as the VPC remains in operation.**

**REASON: To protect the amenity of nearby dwellings.**

**13. Before any part of the security fencing is erected, details of the design and material of the fencing, including the colour, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

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

**14. The first occupier of the office building hereby approved shall be Hitachi Capital Commercial Vehicle Services.**

**REASON: The site lies in a location where new employment development is restricted by the policies of the development plan to that which is of overriding benefit to the local economy. This proposal by this applicant meets these criteria. A speculative application with no local employer may not meet these criteria.**

**15. This permission relates to the following plans: Drawing Numbers 12010(L) 001 P1; 002 P2; 003 P1; 012 P2; 013 P1; 12010(L) 101 P2; 102 P2; 103 P2; 12010(L) 12010(L) 201 P2; 202 P2; 203 P2; 210 P1; 211 P1; 12010 (D) 100 P1; 101 P1; 1038 - 001 D; 1038-002; 1038-004 A; 1038-011; 1038-201-Rev. A; 202-Rev A; .FMW 0781 GA01 Revision D.**

**REASON: To define the plans approved as part of this planning permission.**

**16. No development shall commence on the erection of either the vehicle preparation centre or the office building until (1) details and, where requested, 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; and (2) the finished floor levels of the buildings in relation to the existing ground levels 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.**

**17. Before the bike store/bin shed structure is erected, details of its design and external appearance, including materials, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved plans.**

**REASON:** To ensure that the development does not detract from the character and appearance of the area.

**18.** Details of the any hard landscaping proposals (including fencing or walls) to the site frontage with Westbury Road and the A363 shall be submitted to and approved in writing by the Local Planning Authority before any building is first occupied and shall be completed within the proposed timetable for the soft landscaping scheme.

**REASON:** To ensure that any such proposals do not detract from the character and appearance of the area.

**Informatives:**

**1.** There is a low risk to Great Crested Newts, which whilst not normally present on the site, are recorded in the vicinity. The outline mitigation strategy is satisfactory, but the applicant is advised that planning permission does not derogate the applicant's legal responsibilities under the Conservation of Species and Habitats Regulations (2010). It is the applicant's responsibility to obtain a European Protected Species Licence from Natural England to legitimate any action likely to breach Regulation 41.

**2.** The developer must ensure that the diversion of the registered public right of way, footpath no.8, is completed before any works which affect its current route are undertaken. Wiltshire Council will undertake the diversion procedure under Section 259 of the Town and Country Planning Act on behalf of the developer, who will pay all costs associated with the diversion.

**Notes:**

- Councillor Francis Morland asked for his vote against the decision to be recorded.
- The Committee voted – 9 in favour of the decision made and 2 against the decision made

**39** **Urgent Items**

There were no urgent items of business.

(Duration of meeting: 10.30 - 11.45 am)

The Officer who has produced these minutes is Stuart Figini, of Democratic & Members' Services, direct line 01225 718376, e-mail [stuart.figini@wiltshire.gov.uk](mailto:stuart.figini@wiltshire.gov.uk)

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