

## STRATEGIC PLANNING COMMITTEE

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### DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 13 MARCH 2013 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

#### Present:

Cllr Peter Colmer, Cllr Mark Connolly, Cllr Andrew Davis (Chairman), Cllr Peter Fuller, Cllr Charles Howard, Cllr Julian Johnson (Vice-Chair), Cllr Francis Morland, Cllr Mark Packard (Substitute), Cllr Stephen Petty, Cllr Leo Randall, Cllr Anthony Trotman, Cllr Fred Westmoreland and Cllr Ian West

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#### 7 Apologies for Absence

Apologies were received from Councillor John Knight.

Councillor Mark Packard was replacing Councillor John Knight for this meeting only.

#### 8 Minutes of the Previous Meeting

The minutes of the meeting held on 13 February 2013 were presented and it was

#### **Resolved:**

That the minutes of the meeting held on 13 February 2013 be approved as a true and correct record.

#### 9 Declarations of Interest

Councillor Stephen Petty declared a non-pecuniary interest in agenda item 6 – Land South West of Christie Miller Sports Centre, Lancaster Road, Bowerhill, Melksham as he was a member of Melksham Without Parish Council, where the application had been previously considered. He explained that he did not take part in consideration of the application by the Parish Council, but that he would consider the application on its merits and debate and vote with an open mind at this meeting.

## 10 **Chairman's Announcements**

The Chairman referred to a recent request by the Vice-Chairman, Councillor Julian Johnson for a site visit to Hills Waste Solutions, Calne in advance of an application being considered by the Committee for a proposed Waste Recovery Facility at Lower Compton, Calne. It was suggested that the site visit be held on the morning of the appropriate Strategic Planning Committee with the Committee meeting being moved to the afternoon of the same day.

### **Resolved:**

That the request for a site visit, detailed above, be agreed.

## 11 **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 xxxx, as detailed below.

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

## 12 **W/12/02298/FUL - Land South West of Christie Miller Sports Centre, Lancaster Road, Bowerhill, Melksham**

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

- Graham Dean – Herman Miller Ltd – the applicant

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

Members of the Committee were informed that when looking at the application it was important to note the economic stimulus the development would bring to the local area, the safeguarding of a high number of jobs in a sustainable location and the retention of one of Wiltshire's strategically significant businesses within the county. The development would provide future employment opportunities, temporary construction jobs and the completion of a link road which would improve access to the industrial estate and could facilitate further regeneration and improvements. The proposal would also ensure that the local community of Melksham Without would have an upgraded sports pavilion that was in line with Sport England and the FA requirements.

The Case Officer responded to a number of points raised in a letter received from Melksham Without Parish Council commenting on the application, which was circulated at the meeting. The case Officer also provided full details of the commuted sum calculations with which the Committee agreed.

Members then raised a number of technical issues in relation to the application and heard from the public who had an opportunity to address the Committee with their views, as detailed above.

The Committee then considered the application and debated a number of issues, in particular about parking, the pavilion and roofing materials being used for the pavilion, employment opportunities.

**Resolved:**

**That Planning Permission to grant be deferred and delegated to the Service Director, Development Services, subject to the signing of a Unilateral Undertaking for the following reasons:**

**The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies and proposals in the West Wiltshire District Plan 1st Alteration 2004 namely Saved Policies C31a, C32, C34a, C35, C38, C40, R2, R11, E1B, E2, T4E of the West Wiltshire District Plan 1st Alteration 2004, Policy LP2 of the West Wiltshire Leisure and Recreation DPD, Policies W1 and WCS6 of the Wiltshire and Swindon Waste Core Strategy (adopted July 2009), the Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy, Circular 06/05 and the National Planning Policy Framework.**

**In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social, transport, ecology and environmental conditions of the area.**

**Subject to the following condition(s):**

- 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 drawing numbers received on 13th December 2012:

NTE2064/HD/SK005: P2, P5

1044119-D- 004C

PC-L: 100, 101, 102, 103, 104, 105, 106, 109, 110, 111, 130, 131, 132,  
133, 140, 141, 142, 160, 162, 163, 164, 165, 167

01A, 02

And the following drawing numbers received on 19th February 2013:

03F, 04D, 05E

PC-L-: 107B, 108A, 112A, 113B, 135A

Reason: For the avoidance of doubt and in the interests of proper planning

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the manufacturing site identified as Development Zone C on Drawing Number PL-C-113 B received on 19th February 2013 shall not be used other than for purposes falling in Use Class B of the schedule to that Order, without the prior written approval of the Local Planning Authority.

Reason: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case having regard to Saved Policy E1B and E2 of the West Wiltshire District Plan 1st Alteration 2004

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), the Sports Pavilion identified as Development Zone C on Drawing Number PL-C-113 B received on 19th February 2013 shall be used solely as a Sports Pavilion in accordance with the uses shown on Drawing Number PC-L-107 B received on 19th February 2013 and for no other use.

Reason: The sports pavilion is a community building that should not be lost to other uses having regard to Policy LP2 of the West Wiltshire Leisure and Recreation DPD and Saved Policy R2 of the West Wiltshire District Plan 1st Alteration 2004.

- 5 Notwithstanding the submitted information, no works shall commence on the link road identified as Development Zone B1 and B2 on Drawing Number PC-L-113 B received on 19th February 2013 until details such as horizontal and vertical alignment, road construction materials, road drainage (including that of roadside verges), aids to traffic movement (including the provision of local and advance direction signs on existing roads), street lighting safety audit procedures, protection of existing underground services, tie-ins to existing highway and removal of temporary barriers has been submitted to and approved in writing by the

Local Planning Authority. The link road shall then be completed in accordance with the approved details.

Reason: In the interest of highway safety and to ensure the use of the link road having regard to advice contained in the NPPF

- 6 The manufacturing building identified as Development Zone C shall not be occupied until the link road identified as Development Zone B1 on Drawing Number PC-L-113 B received on 19th February 2013 has been completed in accordance with Drawing Number NTE/2064/HD/SK002 P7 received on 7th February 2013, Drawing Number PC-L-109 and Appendix 2 of the Great Crested Newt and Reptile Mitigation Strategy also received on 13th December 2012 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety and the protection of reptiles, amphibians and small mammals having regard to guidance in the NPPF and Circular 06/05 Biodiversity and Geological Conservation.

- 7 Within 6 months of the occupation of the manufacturing building identified as Development Zone C, the link road identified as Development Zone B1 and B2 all shown on Drawing Number PC-L-113 B received on 19th February 2013 shall be completed in accordance with Drawing Number NTE/2064/HD/SK002 P7 received on 7th February 2013, Drawing Number PC-L-109, Appendix 2 of the Great Crested Newt and Reptile Mitigation Strategy all received on 13th December 2012 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety having regard to advice contained in the NPPF

- 8 The manufacturing building identified as Development Zone C shown on Drawing Number PC-L-113 B received on 19th February 2013 shall not be occupied 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, targets, monitoring and sanctions. The development shall then be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. 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 interest of highway safety and reducing vehicular traffic having regard to guidance found in the NPPF.

- 9 Notwithstanding the submitted information the sports pavilion identified as Development Zone A on Drawing Number PC-L-113 B received on 19th February 2013 shall not be occupied until details of the improvements to

the access from Westinghouse Way have been submitted to and approved in writing by the Local Planning Authority. The access shall then be carried out in accordance with the approved details and shall be made available for use prior to the occupation of the proposed sports pavilion.

Reason: In the interest of highway safety having regard to guidance in the NPPF.

- 10 Prior to the occupation of any buildings identified in Development Zone C on Drawing Number PC-L-113 B received on 19th February 2013, the access, turning and parking areas including the cycle park shall be completed in accordance with Drawing Number PC-L-103 received on 13th December 2012 and Drawing Number NTE/2064/HD/SK002 P7 received on 7th February 2013 unless otherwise agreed in writing by the Local Planning Authority. These areas shall be maintained for those purposes only at all times thereafter.

Reason: In the interest of highway safety having regard to the Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy and advice contained in the NPPF.

- 11 The sports pavilion identified as Development Zone A including the car, cycle parking and the basket ball court all shown on Drawing Number PC-L-112 A received on 19th February 2013 shall be completed including the internal fixtures and fittings as shown on Drawing Number PC-L-107 B received on 19th February 2013 and shall be made available for use prior to the demolition of the existing pavilion.

Reason: To ensure that access is available at all times to changing facilities in association with the adjacent playing fields having regard to Saved Policy R2 of the West Wiltshire District Plan 1st Alteration 2004

- 12 The development hereby approved shall be carried out in accordance with the Construction Environmental Management Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of nearby uses during the construction phase having regard to Saved Policy C38 of the West Wiltshire District Plan 1st Alteration 2004

- 13 The development hereby approved shall be carried out in strict accordance with the Ecological Surveys, Extended Phase 1 Survey, Great Crested Newt and Reptile Mitigation Strategy and Appendix F - Guidance for relating ecologists report to BREEAM received on 13th December 2012 unless otherwise agreed in writing by the Local Planning Authority. On completion of the development, the site will be maintained strictly in accordance with the Management Strategy December 2012 by Fpcr as contained in Appendix 4 of the Great Crested Newt and Reptile Mitigation

Strategy also received by the Local Planning Authority on 13th December 2012.

Reason: To ensure that protected species are not harmed during the construction period and to safeguard their future having regard to advice contained in the NPPF and Circular 06/05 Biodiversity and Geological Conservation

- 14 The manufacturing building identified as Development Zone C on Drawing Number PC-L-113 B received on 19th February 2013 shall be carried out in accordance with the Phase 1 Geo-Environmental Assessment Report unless otherwise agreed in writing by the Local Planning Authority.
- a) If, during development, any evidence of historic contamination or likely contamination is found, the developer shall cease work immediately and contact the Local Planning Authority to identify what additional site investigation may be necessary.
  - b) In the event of unexpected contamination being identified, all development on the site shall cease until such time as an investigation has been carried out and a written report submitted to and approved by the Local Planning Authority, any remedial works recommended in that report have been undertaken and written confirmation has been provided to the Local Planning Authority that such works have been carried out. Construction shall not recommence until the written agreement of the Local Planning Authority has been given following its receipt of verification that the approved remediation measures have been carried out.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority having regard to Saved Policy C37 of the West Wiltshire District Plan 1st Alteration 2004

- 15 No development shall commence on site until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, in accordance with the overarching conceptual drainage proposal detailed in the Flood Risk Assessment (BWB Consulting Limited, Rev. A, December 2012) and the Storm & Foul Water Management Plan (BWB Consulting Limited, Rev. A, December 2012), 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 before the development is completed. The scheme shall also include details of how the scheme will be maintained and managed after completion.

REASON: To prevent the increased risk of flooding, and ensure future maintenance of the surface water drainage system having regard to advice contained in the NPPF.

- 16 No development shall commence until a scheme of surface/foul water drainage, focussing on pollution prevention, is submitted to and approved by the local planning authority. The development shall then be carried out in accordance with the approved details.

REASON: To prevent the pollution of the water environment having regard to advice contained in the NPPF

- 17 All external lighting on the site identified as Development Zone C on Drawing Number PC-L-113 B received on 19th February 2013 shall be carried out in accordance with the Exterior Lighting Proposals Report received on 13th December 2012 and Drawing Number 12343/SK/E/03 P1 also received on 13th December 2012 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the impact of the scheme on the wider area having regard to Saved Policy C31a of the West Wiltshire District Plan 1st Alteration 2004.

- 18 The manufacturing building identified as Development Zone C on Drawing Number PC-L-113 B received on 19th February 2013 shall be operated in strict accordance with the Noise Assessment received on 13th December 2012 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise the impact of the development upon the amenity of nearby uses having regard to Saved Policy C38 of the West Wiltshire District Plan 1st Alteration 2004

- 19 The materials to be used in the construction of the manufacturing building identified as Development Zone C on Drawing Number PC-L-113 B received on 19th February 2013 shall be as stated on page 45 and 46 of the Design and Access Statement also received on 13th December 2012 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and the character and appearance of the area having regard to Saved Policy C31a of the West Wiltshire District Plan 1st Alteration 2004

- 20 The materials to be used in the construction of the sports pavilion identified as Development Zone A on drawing number PC-L-113 B received on 19th February 2013 shall be as stated on page 81 of the Design and Access Statement also received on 13th December 2012 unless otherwise agreed in writing by the Local Planning Authority.



Reason: In the interests of visual amenity and the character and appearance of the area having regard to Saved Policy C31a of the West Wiltshire District Plan 1st Alteration 2004

- 21 All hard and soft landscaping on the manufacturing site identified as Development Zone C on Drawing Number PC-L-113 B received on 19th February 2013 shall be carried out in accordance with the soft landscape works maintenance and management proposals report and associated Drawing Numbers 03F, 04D, 05E received on 19th February 2013, Landscape and Design Statement, Pre-Development Tree Survey, Page 55 of the Design and Access Statement and Drawing Numbers PC-L-110, PC-L\_111, 01A, 03E, 04C and 05B all received on 13th December 2012 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory landscaped setting for the development and to reduce the impact of the building on the wider landscape having regard to Saved Policy C32 and C40 of the West Wiltshire District Plan 1st Alteration 2004.

- 22 All hard and soft landscaping on the pavilion site as identified as Development Zone A on Drawing Number PC-L-113 B received on 19th February 2013 shall be carried out in accordance with Drawing Numbers PC-L-112 A also received on 19th February 2013 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory landscaped setting for the development and to reduce the impact of the building on the wider landscape having regard to Saved Policy C32 of the West Wiltshire District Plan 1st Alteration 2004.

- 23 All soft landscaping required by condition 21 and 22 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 required by condition 8 and 9 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 having regard to Saved Policies C32 and C40 the West Wiltshire District Plan 1st Alteration 2004

- 24 No development shall commence on Development Zone C on Drawing Number PC-L-113 B received on 19th February 2013 until the trees on the northern boundary of Development Zone C have been enclosed by protective fencing, in accordance with British Standard 5837 (2005): Trees in Relation to Construction and in accordance with Drawing Number 02 received on 13th December 2012, unless otherwise agreed in writing by the Local Planning Authority. After the fence(s) have been erected, they shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protected areas(s).

Reason: To enable the Local Planning Authority to ensure the protection of trees on the site in the interests of visual amenity having regard to Saved Policy C32 of the West Wiltshire District Plan 1st Alteration 2004

- 25 Prior to the commencement of development of the manufacturing building identified as Development Zone C on drawing number PC-L-113 B received on 19th February 2013 a waste audit regarding the construction of the site (part a to g of Policy WCS6 of the Waste Core Strategy) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be used in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is accompanied by a waste audit in accordance with Policy WCS6 of the Waste Core Strategy (July 2009)

- 26 Prior to the occupation of the manufacturing building identified as Development Zone C on drawing number PC-L-113 B received on 19th February 2013 a waste audit regarding operation (part h and i of Policy WCS6 of the Waste Core Strategy) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be used in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is accompanied by a waste audit in accordance with Policy WCS6 of the Waste Core Strategy (July 2009)

- 27 Prior to the commencement of development in Development Zone A on drawing number PC-L-113 B received on 19th February 2013 a waste audit regarding the construction of the site (part a to g of Policy WCS6 of the Waste Core Strategy) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be used in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is accompanied by a waste audit in accordance with Policy WCS6 of the Waste Core Strategy (July 2009)

- 28 Prior to the occupation of the sports pavilion identified as Development Zone A on drawing number PC-L-113 B received on 19th February 2013 a waste audit regarding operation (part h and i of Policy WCS6 of the Waste Core Strategy) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be used in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is accompanied by a waste audit in accordance with Policy WCS6 of the Waste Core Strategy (July 2009)

- 29 Prior to the commencement of development in Development Zone B on drawing number PC-L-113 B received on 19th February 2013 a waste audit regarding the construction of the site (part a to g of Policy WCS6 of the Waste Core Strategy) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be used in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is accompanied by a waste audit in accordance with Policy WCS6 of the Waste Core Strategy (July 2009)

- 30 Within 6 months of occupation of the manufacturing building identified as Development Zone C on Drawing Number PC-L-113 B received on 19th February 2013, written evidence of compliance with at least "very good" scoring in the BREEAM scheme in the form of a final certificate or similar shall be submitted to the local planning authority unless otherwise agreed in writing.

Reason: To ensure that the development is built using sustainable materials and when in use is energy efficient having regard to Saved Policy C34a of the West Wiltshire District Plan 1st Alteration 2004 and advice contained in the NPPF

- 31 Notwithstanding the submitted information, prior to the development of the sports pavilion identified as Development Zone A on drawing number PC-L-113 B received on 19th February 2013 the finished floor level of the sports pavilion shall be submitted to and approved in writing by the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and the character and appearance of the area having regard to Saved Policy C31a of the West Wiltshire District Plan 1st Alteration 2004

- 32 Notwithstanding the submitted details, no demolition or construction works shall take place on the site outside the hours of 07:30hrs to 18:00hrs

Monday to Fridays inclusive and 08:00hrs to 13:00hrs on Saturdays with no such works on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of nearby uses having regard to Saved Policy C38 of the West Wiltshire District Plan 1st Alteration 2004

**Informative(s):**

- 1 This permission shall be read in conjunction with a Unilateral Undertaking made under Section 106 of the Town and Country Planning Act, 1990 and dated the \_\_ March 2013
- 2 In order to discharge condition \_\_ above the waste audit should include the following as stated in Policy WCS6 of the Waste Core Strategy (July 2009):
  - a) the type and volume of waste that the development process will generate (the development process comprises the construction process and any other operations necessary to bring the development into being);
  - b) b) the steps to be taken to reduce, re-use and recycle any waste that is produced through the development process;
  - c) the steps to be taken to reduce the production of hazardous wastes in the development process;
  - d) the steps to be taken to minimise the use of raw materials in the development process;
  - e) the steps to be taken to reduce the use of hazardous materials in the development process;
  - f) the steps to be taken to minimise the pollution potential of unavoidable waste;
  - g) the steps to be taken to dispose of unavoidable waste in an environmentally acceptable manner;
  - h) the steps to be taken to ensure maximum waste recovery (e.g. recycling and composting) once the development is completed/occupied; and
  - i) proposals for the transport of waste created during the development process and subsequent use of the site.
- 3 It is important for the applicant to note that the development will require a Natural England Licence in respect of the great crested newt population.
- 4 An ordinary watercourse crosses the site. If it is intended to obstruct the flow in the watercourse (permanently or temporarily, including culverting) prior Land Drainage Consent from Wiltshire Council (as the Lead Local Flood Authority) will be required. Please contact Wiltshire Council to discuss their requirements in more detail:  
<http://www.wiltshire.gov.uk/communityandliving/civilemergencies/drainage/drainageordinarywatercourseconsent.htm>

5. The applicant should note that the Planning Committee were particularly concerned about the future of Kellys Lamp (located on the boundary of the site) which is considered to be a valuable local feature by the Parish Council. Although it is not a 'listed structure' the Committee would like to see it retained as part of the scheme because of this local interest and value.

13 **N.11.01531.FUL - Kemble Enterprise Park, Nr Kemble, Glos, GL7 6BQ**

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

- Paul Fong – Planning Agent
- Simon Westerfield – Kemble Enterprise Estate
- Jeff Downes - Architect for the applicant

The Committee received a presentation by the Case Officer which set out the main issues in respect of the hybrid application for employment development Class B1 and B8 uses. The Case Officer introduced the report which recommended that planning permission be refused.

Members of the Committee were informed that there were restrictive planning policies at both national and local level, however it was recognised that the site was an established employment use and the proposal would have positive economic benefits in terms of job creation. As such, some additional development at the site might be acceptable to help safeguard existing businesses on site in line with adopted policy. It was noted that due to the rural location of the site there were key sustainability considerations and a limit to what could be considered to be a reasonable level of increased floorspace. It was suggested that a robust Travel Plan supporting access by sustainable forms of travel for a more limited scheme would be important to encourage and support access by modes other than the private car.

The Case Officer acknowledged that the re use of this former Ministry of Defence site for employment uses had helped safeguard and protect historic buildings on the site, however the application did not offer any additional benefits that would help secure their survival in the longer term that may help to offset the harm to listed buildings. Officers felt that the effect that the proposed buildings would have upon the listed buildings, in particular building 4, was not considered to be acceptable.

Members then raised a number of technical issues in relation to the categories of trees mentioned in the report, highways, development opportunities on the site.

The Committee then heard from the public who had an opportunity to address the Committee with their views, as detailed above.

The Committee then considered the application and debated a number of issues. Several members expressed reservations about the officers recommendation for a refusal as they felt that further negotiations could be held with the applicant for a reduced scheme that included a Travel Plan. The Service Director of Development Services explained that negotiations with the applicant had been on-going for 18 months with all available avenues for a compromise now being exhausted. It was noted that the size of building 4 could not be reduced as it was designed specifically to the requirements of an end user.

**Resolved:**

**That planning permission be refused for the following reasons:-**

- 1) The proposal is located within open countryside and on a Greenfield site within a former MoD site. The proposals are not considered to be limited expansion or redevelopment of an existing premises; are not well related to any existing settlements and are considered to be remote, involving development of an open area. The proposals are thus considered to conflict with policies BD5 and NE20 of the North Wiltshire Local Plan 2011 and Wiltshire Core Strategy Policy 37.
- 2) The proposals lack sufficient detail to ensure that they preserve or enhance the setting of the Grade II listed hangars on site and are thus contrary to Policy HE4 of the North Wiltshire Local Plan 2011, Wiltshire Core Strategy Policy 58, section 12 of the National Planning Policy Framework 2012 and the guidance given in S.16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3) The proposals are set within an open landscape and of a scale, massing and design that is considered to have a detrimental impact on the "special" character of the area and its openness, causing the built form to coalesce, contrary to policy NE15 of the North Wiltshire Plan 2011, Wiltshire Core Strategy Policy 51 and Section 11 of the National Planning Policy Framework 2012 on conserving and enhancing the natural environment.
- 4) The proposal is sited within a remote location with poor public transport facilities and the sustainability proposals put forward by the applicants are considered to be insufficient to outweigh the harm caused and thus the development is considered to be contrary to Policies T1 and T2 of the North Wiltshire Local Plan 2011 and policies DP1 and DP3 of Wiltshire Structure Plan 2011 together with Wiltshire Core Strategy Policies 60 and 61 and advice within the National Planning Policy Framework 2012 about delivering sustainable development.

NOTE:

Members agreed that if a further application was considered for the site by the Committee in the future then a site visit is held prior to consideration of that application.

(Duration of meeting: 10.30 am - 12.00 pm)

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)

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