

## STRATEGIC PLANNING COMMITTEE

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**DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 16 APRIL 2014 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.**

**Present:**

Cllr Glenis Ansell, Cllr Terry Chivers, Cllr Andrew Davis (Chairman), Cllr Jose Green (Vice Chairman), Cllr Charles Howard, Cllr Bill Moss, Cllr Christopher Newbury, Cllr Anthony Trotman, Cllr Nick Watts, Cllr Fred Westmoreland and Cllr Graham Wright

**Also Present:**

Cllr Trevor Carbin, Cllr Stewart Dobson, Cllr Peter Edge, Cllr Jonathon Seed, Cllr Toby Sturgis and Cllr Roy While

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30 **Apologies for Absence**

There were no apologies for absence.

31 **Minutes of the Previous Meeting**

**Resolved:**

**To confirm and sign as a correct record the minutes of the previous meeting held on 12 March 2014.**

32 **Declarations of Interest**

There were no declarations of interest.

33 **Chairman's Announcements**

The Chairman made the following announcement:-

**Outline Planning Application For Employment Development Comprising 50,000sqm Incorporating Class B1(b), Class B1(c), B2 With Ancillary B1(a), B8 & Ancillary B1(a) Uses Including Means of Access, Car Parking, Servicing, Associated Landscaping & Works at Showell Farm, Chippenham 13/00308/OUT**

This planning application was considered by the Strategic Planning Committee on 30 July 2013 and, subject to signing of a Section 106 Agreement, the Committee resolved to grant planning permission. Since that time, the Secretary of State had been considering whether to call this application in for his determination. On 1 April, the Secretary of State notified that the application would not be called in, leaving the Council free to determine the application.

However, since the time of the resolution of the Strategic Planning Committee, the Core Strategy Inspector had questioned various aspects of the Core Strategy including its approach to housing requirements and approach to Chippenham. In light of this change of policy context, the proper course of action would have to be for the application to be referred back to the Strategic Planning Committee for reconsideration. A new and updated report would be prepared and would appear on a forthcoming agenda.

**34 Public Participation and Councillors' Questions**

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

**35 W/13/06140/FUL - Land at Snarlton Farm, Snarlton Lane, Melksham, Wiltshire, SN12 7QP - Development of 80.5 ha Solar Photovoltaic Farm with Attendance Equipment and Infrastructure**

**The following people spoke against the proposal:**

Mr Jack Churchill, a local resident  
Mr David Hawkins, a local resident  
Mr John Kirkman, representing the CPRE  
Cllr Tony Murch, representing Seend Parish Council

**The following people spoke in support of the proposal:**

Mr Roger Keen, adjacent landowner  
Mrs Sophy Fearnley-Whittingstall, representing Wiltshire Clean Energy Alliance  
Mr St John Hughes, the applicant

The Committee was reminded that consideration of this application had been given at the previous meeting of this Committee when it had been resolved to defer consideration pending the holding of a site visit which had taken place earlier that day.

The Committee received a presentation by the Area Development Manager who set out the main issues in respect of the application. In introducing the report, he stated that it had been updated since the previous meeting to include details of the National Planning Practice Guidance relevant to this proposal that had

been recently issued by the Government. The report 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 statements from members of the public as detailed above, expressing their views regarding the planning application.

Members of the Committee then heard the views of Cllr Jonathon Seed, an adjoining local Member, who explained that a number of his constituents in Seend objected to the proposal on account of the size of the development and the visual impact from their properties.

During the following discussion, Cllr Terry Chivers reported that, as local Member, he had widely consulted his local constituents and also the local councils within his constituency and had received only one objection.

A number of Members of the Committee stated that, whilst they supported renewable energy, they considered that the scale of the proposed development was unacceptable. Furthermore, the number of similar operations within this area of Wiltshire was such that they considered that the accumulative effect was leading to an industrialisation of the countryside.

Cllr Terry Chivers proposed and Cllr Graham Wright seconded a motion to delegate the Area Development Manager to grant planning permission, subject to conditions upon the prior completion of a Section 106 legal agreement.

The motion was put to the meeting and lost, whereupon it was

**Resolved:**

**To refuse planning permission for the following reasons:-**

**The proposed development, by reason of its size and scale, would have an unacceptable visual impact on the landscape. This would conflict with policies C34 (a) and C1 of the West Wiltshire District plan (1st alteration) and with policies CP42 (i) and CP51 (iv and vi) of the emerging Core Strategy (April 2014 tracked changes version) and with the Government's Planning Policy Guidance that recognises that large scale solar farms can have a damaging effect on the landscape. Furthermore, when taken together with the existing solar farm at nearby Craysmarsh, the development would have an unacceptable cumulative impact on the landscape of the area and an unacceptable cumulative visual impact when viewed from nearby public rights of way; from the A3102 at Sandridge and from Seend Ridge to the south. This would conflict with Government's Planning Policy guidance.**

(Cllr Terry Chivers requested that his vote against the motion be recorded.)

**N/12/00560/OUT - Land at North Chippenham, Hill Corner Road, East of A350, Chippenham. A Mixed Use Scheme Comprising up to 750 Dwellings (C3) up to 12,710 sq m Employment Development (B1, B2, B8), a Local Centre (A1, D1, D2), a Primary School, Woodland Management Facilities, a New Link Road & Other Highway Access, Public Open Space, Landscaping & Other Associated Infrastructure Works**

**The following people spoke against the proposal:**

Mr Tony Peacock, a local resident

Mr Martin Naylor, representing Friends of Birds Marsh

**The following people spoke in support of the proposal:**

Mr Peter Stacey, the agent

The Committee received a presentation by the Case Officer who set out the main issues in respect of the application. He introduced the report which recommended that planning permission be granted, subject to the prior completion of a Section 106 legal agreement and also subject to conditions.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of the public as detailed above, expressing their views regarding the planning application.

Members of the Committee then heard the views of Cllr Nick Watts, as a local Member, who explained that a number of his constituents objected to the proposal on the grounds that the scheme did nothing to invigorate the town centre of Chippenham which was needed and it would have an adverse effect on the Birds Marsh Wood.

After discussion,

**Resolved:**

**To authorise the Area Development Manager to grant planning permission, subject to all parties entering into a Section 106 legal agreement in respect of the following matters:-**

- **Delivery of distributor road, other off site highway works and appropriate contribution towards Chippenham Transport Strategy;**
- **Commitment to modify the Malmesbury Road roundabout and a new B4069 roundabout together with a new priority junction to Hill Corner Road and new pedestrian/cycle connections to Hill Corner Road and Malmesbury Road;**

- **Commitment to prepare and implement travel plans. In relation to the residential element of the development the travel plan will require a co-ordinator to address the issue initial welcome packs which are to include vouchers for all dwellings to off-set purchase costs for cycles, and bus-pass vouchers;**
- **Commitment to undertake and fund any local traffic regulation orders required to address the consequences related to the development, and to facilitate local improvements, including parking, speed and weight restrictions, and prohibition of driving orders, both temporary and permanent;**
- **Provision of bus stops/shelters within the site;**
- **Transfer of Birds Marsh Wood and, where considered necessary, other land to Council, together with appropriate measures and/or financial contributions to secure future maintenance, management, conservation and enhancement;**
- **Provision of financial contribution towards the upgrading of stiles to gates near the site so as to improve access for the residents to the nearby countryside and the Birds Marsh Wood;**
- **Phasing of development to secure delivery of the employment component of the proposal at the appropriate time so as to enable a balanced and sustainable form of development;**
- **Delivery of affordable housing;**
- **Delivery and maintenance of on-site play provision and public open space;**
- **Provision of a contribution in respect of local indoor and outdoor sports provision;**
- **Provision of land on site for primary school and financial contributions in respect of local primary and secondary education;**
- **Provision of not less than 1.0Ha of land on site for allotments, including a method of transference to the Council, method of delivery and arrangements for future maintenance;**
- **Off site contribution towards local cemetery provision;**
- **Off site contribution towards library facilities;**

- Delivery of a scheme for public art;
- S106 monitoring fee.

**And subject to the following conditions:-**

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

**REASON:** To comply with the provisions of Section 92 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 of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The scale of the development;
- (b) The layout of the development;
- (c) The external appearance of the development;
- (d) The landscaping of the site;

The development shall be carried out in accordance with the approved details.

**REASON:** The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

3. An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

**REASON:** To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4. Applications for the approval of the reserved matters shall be in accordance with the principles and parameters described and identified in the Design and Access Statement and approved Parameter Plans. A statement shall be submitted with each reserved

matters application which demonstrates that the application proposals comply with the Design and Access Statement or, where relevant, explaining why they do not.

**REASON:** So as to provide certainty and clarify the expectations for the form of development to take place on the site.

#### **Limits of permission**

5. The residential element of the development hereby granted planning permission shall not exceed 750 dwellings.

**REASON:** To define the limits of the planning permission and to set the maximum number of dwellings to be constructed on the application site.

6. No more than 12,710 sqm (gross) of employment floorspace [Use Classes B1, B2, B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification)] shall be constructed on the site pursuant to this planning permission.

**REASON:** To define the limits of the planning permission and to set the maximum amount of employment floor space to be constructed on the application site.

7. The total gross retail floorspace available for use by customers (excluding toilets and other ancillary facilities) of all premises falling within Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) shall not exceed 200 sqm.

**REASON:** To define the limits of development and to ensure retail development on the site does not adversely impact upon the town centre.

#### **Phasing**

8. As part of the first reserved matters application a phasing plan for the whole site shall be submitted to the local planning authority for approval in writing. The phasing plan shall include details of the

intended number of market and affordable dwellings for each phase of development together with general locations and phasing of key infrastructure, including surface water drainage, green infrastructure, community facilities and access for pedestrians, cyclists, buses and vehicles. Development shall take place in complete accordance with the phasing plan so agreed.

**REASON:** So as to ensure a balanced development for the benefit of future residents and Chippenham town as a whole.

#### **Refuse and recycling**

9. No development shall commence on site until details of the storage of refuse, including details of location, size, means of enclosure and materials, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved refuse storage has been completed and made available for use and maintained in that condition thereafter in complete accordance with the approved details.

**REASON:** In the interests of public health and safety as well as effective and efficient refuse collection.

#### **Tree protection**

10. As part of the first Reserved Matters application, an Arboricultural Impact Assessment, a Tree Retention and Removal Plan as well as an Arboricultural Method Statement shall be provided for the entire site. Such documents shall show all retained trees with Root Protection Areas plotted so as to demonstrate the necessary alignment of utilities and drainage so as to retain and respect trees on the site. Development shall take place in complete accordance with the details so agreed.

**REASON:** In the interests of securing a form of development that retains and respects existing trees on the site.

11. No operations shall commence on site in connection with the development until a scheme showing the position of protective fencing to enclose all retained trees and hedgerows in accordance with *British Standard 5837: '2005: Trees in Relation to Construction'* has been submitted to and approved in writing by the Local Planning Authority. Protective fencing must be erected in accordance with the approved plans and shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have



been removed from the site. Such fencing shall not be removed or breached during construction operations without prior written approval by the Local Planning Authority.

In this condition “retained trees” means an existing tree which is to be retained in accordance with the approved plans and particulars; the paragraphs above shall have effect until the expiration of five years from the completion of the development.

**REASON:** To prevent trees being retained from being damaged during the construction works, in the interest of visual amenity

### **Contamination**

12. No development shall commence on site (other than that required to be carried out as part of a scheme of remediation approved by the Local Planning Authority under this condition), until steps (i) to (iii) below have been fully complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until step (iv) has been complied with in full in relation to that contamination.

#### **Step (i) Site Characterisation:**

An investigation and risk assessment must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

A survey of the extent, nature and scale of contamination on site; The collection and interpretation of relevant information to form a conceptual model of the site, and a preliminary risk assessment of all the likely pollutant linkages; If the preliminary risk assessment identifies any potentially significant pollutant linkages a ground investigation shall be carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants; An assessment of the potential risks to

- human health,
- property (existing or proposed) including buildings, crops,
- livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwater and surface waters,

- ecological systems,
- archaeological sites and ancient monuments;

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

**Step (ii) Submission of Remediation Scheme:**

If any unacceptable risks are identified as a result of the investigation and assessment referred to in step (i) above, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared. This should detail the works required to remove any unacceptable risks to human health, buildings and other property and the natural and historical environment, should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.

**Step (iii) Implementation of Approved Remediation Scheme:**

The approved remediation scheme under step (ii) must be carried out in accordance with its requirements. The Local Planning Authority must be given at least two weeks written notification of commencement of the remediation scheme works.

**Step (iv) Reporting of Unexpected Contamination:**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment should be undertaken in accordance with the requirements of step (i) above and where remediation is necessary, a remediation scheme should be prepared in accordance with the requirements of step (ii) and submitted to and approved in writing by the Local Planning Authority.

**Step (v) Verification of remedial works:**

Following completion of measures identified in the approved remediation scheme a verification report (referred to in PPS23 as a validation report) must be produced. The report should demonstrate the effectiveness of the remedial works.

A statement should also be provided by the developer which is signed by a person who is competent to confirm that the works detailed in the approved scheme have been carried out (The Local

**Planning Authority can provide a draft Remediation Certificate when the details of the remediation scheme have been approved at stage (ii) above).**

**The verification report and signed statement should be submitted to and approved in writing of the Local Planning Authority.**

**Step (vi) Long Term Monitoring and Maintenance:**

**If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the Local Planning Authority for approval at the relevant stages in the development process as approved by the Local Planning Authority in the scheme approved pursuant to step (ii) above, until all the remediation objectives in that scheme have been achieved.**

**All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.**

**REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.**

**Archaeology**

- 13. No development shall commence within the area indicated until a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority. The approved programme of archaeological work shall be carried out in complete accordance with the approved details.**

**REASON: To enable the recording of any matters of archaeological interest.**

**Drainage**

- 14. No development shall commence on sight until a surface water drainage scheme for the site based on sustainable drainage principles (SUDS) and an assessment of the hydrological and**

hydrogeological context of the development 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 prior to completion of the development. The scheme shall also include details of how the scheme is to be managed after completion.

**REASON:** To ensure that the development can be adequately drained.

15. No development shall commence on site until a foul water drainage strategy is submitted and approved in writing by the local Planning Authority. The drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.

**REASON:** To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property.

**Amenity**

16. No building services plant shall be installed until a scheme for its siting and design has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme and retained as such thereafter.

**REASON:** To protect the amenity of nearby residents, especially those sited closest to the care home.

17. No external lighting shall be erected on the site until a scheme for such lighting has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme and retained as such thereafter.

**REASON:** To protect the amenities of nearby residents.

**Construction phase**

18. No development shall commence on site (including any works of demolition), until a Construction Environmental Method Statement has been submitted to and agreed in writing by the local planning authority, which shall include the following:
  - a. the parking of vehicles of site operatives and visitors;

- b. detailing of routing arrangements for lorry traffic associated with the development;
- c. loading and unloading of plant and materials;
- d. storage of plant and materials used in constructing the development;
- d. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e. wheel washing facilities;
- f. measures to control the emission of dust and dirt during construction;
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- h. measures for the protection of the natural environment.
- i. hours of construction, including deliveries;
- j. measures for protection of retained habitat features
- k. sensitive working protocols including vegetation clearance to avoid impacts upon protected species

19. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out other than in accordance with the approved Statement without the prior written permission of the Local Planning Authority.

**REASON:** To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

20. During the site preparation and construction of the development, activity which may give rise to noise audible beyond the site boundary shall not be undertaken outside the following hours unless written permission is obtained from the Local Planning Authority:

- 08:00 to 18:00 Monday to Friday
- 09:00 to 13:00 Saturday
- No working Sundays and Bank Holidays

This shall include, excavation, construction, loading, unloading, deliveries or any similar construction related activity.

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

## Highways

21. No development shall commence on the site unless and until a phasing plan for the development has been submitted to and approved in writing by the local planning authority in relation to highway infrastructure. The phasing plan shall include, inter alia, full details in relation to the completion of the road junctions at Pew Hill, Malmesbury Road and Hill Corner Road, and the connecting distributor road. The development shall be completed in accordance with the approved phasing plan.

**REASON:** In order to ensure that the development proceeds in an acceptable manner.

22. There shall be no vehicular accesses to Hill Corner Road, Malmesbury Road or the B4069 other than those shown on the Revised Illustrative Masterplan – Rev.A (received 23<sup>rd</sup> December 2013).

**REASON:** In the interests of highway safety, and to deter rat-running through the site and onto Hill Corner Road.

23. Prior to the commencement of the development a detailed drawing showing the network of cycle/footpaths to serve the site, with particular emphasis on access to the proposed primary school and the employment areas, shall be submitted to and approved by the local planning authority. Development shall be carried out in complete accordance with those details so agreed.

**REASON:** In the interests of sustainable transport and to ensure that a comprehensive approach to movement within to and from the site has been secured.

24. The gradient of all private drives shall not at any point be steeper than 7% for a distance of 5 metres from its junction with the prospectively maintainable highway.

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

25. There shall no gates provided on any private accesses served from the prospectively maintainable highways, unless otherwise agreed in writing by the local planning authority.

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

- 26. No development within any individually approved phase of the development shall commence on site until details of the estate roads, footways, footpaths, unsegregated pedestrian/cycle routes, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works within any particular phase, have been submitted to and approved by the Local Planning Authority. The development shall not be first occupied until the estate roads, footways, footpaths, unsegregated pedestrian/cycle routes, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.**

**REASON: To ensure that the roads and paths are laid out and constructed in a satisfactory manner, and are of adequate amenity for users.**

- 27. The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least binder course level between the dwelling and existing highway.**

**REASON: To ensure that the development is served by an adequate means of access.**

- 28. No dwelling shall be occupied until the parking space(s) for that dwelling, together with the access thereto, have been provided in accordance with the approved plans. Parking provision for all dwellings shall meet the minimum parking standards set out in the Wiltshire LTP3 2011-2026 Car Parking Strategy, March 2011, and any garages counting towards parking spaces shall be provided with minimum internal dimensions of 3m by 6m per vehicle space; provision shall be made for the parking of cycles for all dwellings in accordance with Appendix 4 of the LTP 2011-2026 Cycling Strategy**

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

occupants

29. No development of the employment land shall commence on site until details of secure covered cycle parking, changing and shower facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first occupation of the buildings to which they relate and shall be retained for use 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

**Approved plans**

30. The development hereby permitted shall be carried out in accordance with the following approved plans:

1:5000 Site Location Plan (dated 12<sup>th</sup> January 2012)  
Revised Illustrative Masterplan – Rev.C  
Parameters – Land Uses – Rev.B  
Parameters – Amounts – Rev.B  
Parameters – Building Heights – Rev.B  
Parameters – Access – Rev.B  
Parameters – Landscape – Rev.B  
Environmental Statement: Supplement  
Environmental Statement (dated February 2012)  
Design and Access Statement (dated March 2012)

All Received 23rd December 2013, unless otherwise stated.

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

**INFORMATIVES TO APPLICANT:**

1. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
2. This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the [INSERT].



3. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.
4. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

37 **S/13/04870/OUT - Erskine Barracks, The Avenue, Wilton, Salisbury, Wiltshire, SP2 0AG - Outline and Full Application for the Demolition of Existing Buildings and Development of 292 Residential Dwellings, Public Open Space, Associated Access and Infrastructure Works**

**The following people spoke in support of the proposal:**

Ms Laraine Southwood, representing Redrow Homes  
Mr Matthew Bell, representing Our Enterprise  
Mr Mark Street, representing Wilton Community Land Trust

The Committee received a presentation by the Case Officer who set out the main issues in respect of the application. He introduced the report which recommended that planning permission be granted, subject to the prior completion of a Section 106 legal agreement and also subject to conditions.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of the public as detailed above, expressing their views regarding the planning application.

Members of the Committee then heard the views of Cllr Peter Edge, the local Member, who supported the proposal.

After discussion,

**Resolved:**

**To authorise the Area Development Manager to grant planning permission, subject to all parties entering into a Section 106 legal agreement in respect of the following matters:-**

- Pedestrian (Toucan) Crossing
- Education – Primary Places
- Education – Secondary places
- Public Art
- Public Open Space Provision Comprising:
  - Casual or Informal Play Space
  - Commuted Sum for Future Maintenance
  - Commuted Sum for Off Site (Adult and Youth)
- Transport Contribution - per dwelling
- Travel Plan contribution
- Ecology contribution
- Affordable Housing
- Waste and recycling
- Sustainable Energy scheme
- Wiltshire Fire & Rescue contribution

**And subject to the following conditions (and any subsequent changes to these conditions that may arise as a result of ongoing negotiations – delegated to the Area Development Manager) -**

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

**REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.**

- 2 The affordable houses on that part of the site with full planning permission shall be substantially completed prior to occupation of 130 of the open market houses on that part of the site with full planning permission.**

**REASON: To ensure the appropriate and timely delivery of the affordable housing for the site.**

- 3 A scheme for the marketing of the eastern employment land shall be submitted to and agreed in writing by the LPA prior to occupation of the 130 open market homes on that part of the site with full planning permission.**

**REASON: To ensure the appropriate and timely delivery of the employment for the site.**

- 4 No development (other than demolition and site clearance works) shall commence on the employment land, the enterprise hub and associated workshop units, the veteran's accommodation and the neighbourhood retail store until details relating to the following reserved matters relating to each**

of these developments have been submitted to and approved in writing by the local planning authority:

- (a) The layout and scale of the development;
- (b) The external appearance of the development; and
- (c) The landscaping of the site.

Each development shall then be carried out in accordance with the approved details.

**REASON:** The application was made IN PART for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

- 5 There shall be a minimum of 30 conventional affordable homes on that part of the site with full planning permission, and a minimum of 30 veterans' homes (meeting the definition of a dwellinghouse under Class C3 of the Town and Country Planning (Use Classes) Order) in the veterans' accommodation. For the purposes of this condition "veterans' homes" comprise homes occupied by veterans as defined in the planning application or occupied as conventional affordable housing being defined as social rented, affordable rented and intermediate housing provided to specified eligible households whose needs are not met by the market.

**REASON:** To clarify the terms of the planning permission and to ensure appropriate delivery of affordable housing in accordance with the proposal and the policies of the development plan.

- 6 The details of the development which are required pursuant to Condition no.3 above shall generally accord with the illustrative site layout plan and the indicative details contained within the planning statement and the design and access statement that have been submitted in amplification of, but do not form part of, the outline aspects of the application.

**REASON:** For the avoidance of doubt.

- 7 An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

**REASON:** To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 8 Prior to first occupation a capacity improvement scheme for the A36 / The Avenue roundabout as outlined on Mayer Brown plan b/RHSalisbury.1/05/A shall have been completed in accordance with details to be first submitted to and approved by the Local Planning Authority.

**REASON: In the interest of highway safety**

- 9 Prior to first occupation a parking bay layby on The Avenue as outlined on Mayer Brown plan b/RHSalisbury.1/04 shall have been provided in accordance with details to be first submitted to and approved by the Local Planning Authority.**

**REASON: In the interest of highway safety**

- 10 Prior to first occupation of the employment units a full travel plan for the employment uses, based on the framework travel plan, shall have been submitted to and approved by the Local Planning Authority. The travel plan shall then be implemented.**

**REASON: In the interest of highway safety**

- 11 No development shall commence until a detailed scheme for the widening of the existing footway on the east side of The Avenue to provide a width of 3 metres (except at the existing road bridge over the rail line) for pedestrian and cycle use including a signing scheme, has been submitted to and approved in writing by the LPA; and the scheme shall be constructed in accordance with the approved design before the first occupation of the development or to an agreed programme.**

**REASON: In the interest of highway safety**

- 12 No development shall commence until details of 3 bus stops along the Avenue, (one northbound and two south bound) including a southbound stop located close to and south of the existing Park and Ride roundabout on The Avenue, and two stops to serve the southern development parcel towards the southern end of The Avenue, with bus shelters and real time information systems for the two southbound stops, and with a half width layby for the southbound stop near the Park and Ride roundabout have been submitted to and approved by the LPA; the bus stops and shelters to be provided in accordance with the approved details prior to first occupation of the development.**

**REASON: In the interest of highway safety**

- 13 The four vehicular access points shall be constructed and made available for use prior to first occupation of any part of the development which gains access to the particular access point.**

**REASON: In the interest of highway safety**

- 14 No development of the northern parcel of development shall commence until full engineering drawings for the roundabout access point to the**

northern parcel of development has been submitted to and approved in writing by the Local Planning Authority, and the access point shall be constructed in accordance with the approved details before first occupation of that part of the development which gains access via the roundabout access.

**REASON:** In the interest of highway safety

- 15 Prior to the first occupation of each dwelling, the internal access roads within the site, including footpaths and turning spaces, that provides vehicular, cycle and /or pedestrian access to it shall be constructed, properly consolidated and surfaced to at least base course level between the dwelling and the existing adopted highway.

**REASON:** In order to ensure that an adequate means of access is available when the dwellings are occupied in the interests of sustainable development, highway safety and residential amenities.

- 16 As part of each reserved matters application, a schedule of materials to be used for the external walls and roofs of all buildings relating to that reserved matters application shall be submitted to the local planning authority for approval in writing, and where so required by the local planning authority samples and/or sample panels of the materials shall be made available and/or constructed on site for inspection. The development shall thereafter be carried out in accordance with the approved details.

**REASON:** In the interests of the character and appearance of the development and to ensure that it visually integrates with the surrounding area

- 17 All soft landscaping comprised in the approved details for any subsequent reserved matters submission for the landscaping of the site shall be carried out in the first planting and seeding season following the commencement of the development relating to that reserved matters submission or in accordance with a timetable for implementation that shall have been submitted to, and approved in writing by, the local planning authority prior to the commencement of development within that reserved matters submission.

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 for any subsequent reserved matters submission for the

landscaping of the site prior to the occupation of any of the development relating to that reserved matters submission or in accordance with a programme to be agreed in writing with the local planning authority prior to the commencement of development within that reserved matters submission.

**REASON:** To ensure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.

- 18** No development shall take place on any area of land within any subsequent reserved matters approval until such time that details of the required earthworks, that shall include details of the proposed grading and mounding of land areas including the levels and contours to be formed showing the relationship of proposed mounding to the existing surrounding landform, the re-use/disposal of the existing spoil heaps within the site and the location of the storage of excavated materials, relating to that particular area of land have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

**REASON:** To ensure that the proposed earthworks will relate satisfactorily to existing features within the site and its surroundings in the interests of visual amenity.

- 19** No development shall take place until such time that a lighting scheme for the site to include details of all street lighting, lighting for footpaths, communal parking areas and public areas and including details of the intensity of the lighting and the design of all lighting columns and lanterns relating to that particular area of land has been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of the dwellings within that particular area of land and shall thereafter be retained.

**REASON:** To ensure that the lighting scheme respects the overall design qualities required from the development and to minimise the impact of the lighting scheme in the interests of visual amenity.

- 20** No development shall take place until such time that a scheme for the provision of foul drainage works to serve the development, hereby approved, has been submitted to, and approved in writing by, the Local Planning Authority. No dwelling shall subsequently be first occupied until all necessary works for the drainage of foul water from that dwelling have been implemented in accordance with the approved scheme and made available for use.

**REASON:** To ensure that the development is provided with a satisfactory means of foul drainage.

- 21 No development shall take place until such time that a scheme for the discharge and attenuation of surface water from the buildings, roads and other hard surfaced areas, together with details of a maintenance schedule of the surface water drainage scheme, have been submitted to, and approved in writing by, the Local Planning Authority. Such scheme shall include details of the temporary infiltration basin and the pollution prevention measures, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. The surface water drainage scheme shall subsequently be implemented in accordance with the approved scheme and made available for use as those parts of the site become occupied and shall thereafter be maintained and retained in accordance with the maintenance schedule in perpetuity.**

**REASON: To ensure that the development is provided with a satisfactory means of surface water drainage, to prevent the increased risk of flooding and to minimise the risk of pollution and to protect the groundwater and the interest features of the River Avon Special Area of Conservation (SAC) and the River Avon System Site of Special Scientific Interest (SSSI).**

- 22 No development shall commence on site until a scheme to deal with contamination of the land has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public, buildings and the environment when the site is developed. The site shall be fully decontaminated in accordance with the approved scheme before any part of the development is first brought into use.**

**REASON: In the interests of public health and safety.**

- 23 Prior to the commencement of development a scheme of acoustic insulation and ventilation to protect the dwellings affected by noise from the railway shall be submitted to and approved in writing prior to development taking place. This scheme should be designed to address night time and day time noise levels.**

**REASON: In the interest of public health and safety**

- 24 Prior to the commencement of development specific proposals for B2 use containing specific and detailed assessment of the impact of the uses on adjacent uses shall have been submitted to and approved in writing by the LPA.**

**REASON: In the interest of public health and safety**

- 25 No burning of waste shall take place on the site during the demolition and construction phase of the development.**

**REASON: In the interest of public health and safety**

- 26 If during development, contamination not previously identified, is found to be present at the site no further development shall be carried out until a remediation strategy detailing the nature and extent of the unforeseen contamination, any remedial works to be undertaken to deal with the unsuspected contamination and a timetable for these works has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be approved in writing by the Local Planning Authority prior to the remediation works being carried out on site. The remediation works to deal with the unforeseen contamination shall thereafter be implemented in accordance with the approved details and timetable of works.**

**On completion of the works, a validation report detailing the implementation of the agreed remedial works and measures shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of any of the dwellings hereby approved.**

**REASON: In the interests of the protection of Controlled Waters and to protect the interest features of the River Avon Special Area of Conservation (SAC) and the River Avon System Site of Special Scientific Interest (SSSI).**

- 27 Details of a scheme of water efficiency measures to reduce the water consumption of the dwellings relating to any reserved matters application shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and made available for use prior to the first occupation of the dwellings and shall thereafter be retained.**

**REASON: In the interests of sustainable development and prudent use and conservation of water resources.**

- 28 Vegetation clearance works will be undertaken in accordance with the recommendations in paragraphs 5.6 and 5.7 of the Reptile Survey Report (Hankinson Duckett Associates, December 2013).**

**REASON: In the interest of ecology**

**Breeding birds:**

**Breeding birds may occur in vegetation and buildings due to be cleared. All**



birds are protected during the breeding period and given the size of the site, there is potential for harm to local populations of birds. It is appropriate to include a condition to ensure that birds and their nests etc are not harmed during the works.

- 29 Before any demolition or vegetation clearance works commence, all areas of the site which may support breeding birds will be identified by a professional ecologist who will prepare a written plan for avoiding harm to breeding birds taking into account the constraints that other species such as bats and reptiles may also impose. The works will be completed in accordance with the written plan.

**REASON:** In the interest of ecology

- 30 The development, hereby approved, shall be carried out in accordance with the recommendations and mitigation measures detailed within the submitted ecological survey reports prepared by Hankinson Duckett Associates and dated October 2013 and December 2013. On completion of the works, no development shall take place until such time that a validation report detailing the mitigation works that have been undertaken at the site that has been prepared by the ecologist that has overseen the implementation of the mitigation works has been submitted to, and approved in writing by, the Local Planning Authority.

**REASON:** To ensure adequate protection of protected species in the interests of nature conservation.

- 31 No development shall commence on site until a scheme for the provision and management of compensatory habitat creation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be completed in accordance with the approved details, before the development is first brought into use or in accordance with the approved timetable detailed in the approved scheme.

**REASON:** To mitigate against the loss of existing biodiversity and nature habitats.

- 32 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;

- g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and**
  - h) measures for the protection of the natural environment.**
  - i) hours of construction, including deliveries;**
- have been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

**REASON:** To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 33 No deliveries before and during the construction period shall be taken at or dispatched from the site and no construction works shall take place other than between the hours of 7:00am and 6:30pm on Mondays to Fridays, 8:00am and 1:00pm on Saturdays and at no time on Sundays or public holidays, unless otherwise agreed in writing by the LPA. This condition shall not apply to the internal fitting out of the dwellings.**

**REASON:** To minimise the disturbance which noise during the construction of the proposed development could otherwise have upon the amenities of the immediate surrounding neighbourhood.

- 34 The first submission of reserved matters shall include the submission of a waste audit identifying the waste generated by the development together with measures to be implemented to reduce, re-use and recycle any waste produced by the development and a scheme for the provision of facilities for the recycling of waste within the development for approval in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and the provision of facilities thereafter retained.**

**REASON:**  
In the interests of sustainable development.

- 35 No development shall commence until a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and the approved programme of archaeological work has been carried out in accordance with the approved details.**

**REASON:** To enable the recording of any matters of archaeological interest.

The reserved matters application associated with the enterprise hub shall be

- 36** accompanied by a feasibility study for a district heating scheme relating to the employment area, as referred to in the submitted energy statement dated 25 February 2014. Alternative approaches to achieve energy saving or carbon emission reductions may be presented where low or renewable energy technologies are not commercially or technically viable.

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

- 37** The development hereby approved shall be carried out in complete accordance with the plans and specifications set out in the following List and Table:

**Planning Statement, including a Cultural heritage Statement, received 14/10/13**

**Design and Access Statement October 2013, received 14/10/13 (as updated - see amended plans)**

**Ecology Appraisal October 2013, received 14/10/13**

**Residential Travel Plan, October 2013, received 14/10/13**

**Proposed Site Redevelopment Transport Assessment, October 2013, received 14/10/13**

**Energy Statement, received 14/10/13**

**Air Quality Assessment, September 2013, received 14/10/13**

**Noise and vibration Assessment, September 2013, received 14/10/13**

**Ground Condition Assessment Report, September 2013, received 14/10/13**

**Ground Condition Desk Top Study, October 2013, received 14/10/13**

**Arboricultural Impact Appraisal and Method Statement, dated October 2013, received 14/10/13**

**Outline Waste Audit, September 2013, received 14/10/13**

**Employment Report, October 2013, received 14/10/13**

**Proposed Employment Uses, Wilton Hill, Framework Travel Plan, September 2013, received 14/10/13**

**Statement of Community Involvement, October 2013, received 14/10/13**

**Flood Risk Assessment April 2011**

**Water Study Report, April 2011**

**The Amended and Additional documents and drawings - all received 2014:**

**Design & Access Statement Addendum A, dated February 2014**

**Supplemental Employment Land Statement, dated February 2014**

**BREEAM Pre-assessment Report, dated 21<sup>st</sup> February 2014**

**Energy Statement, dated 25<sup>th</sup> February 2014**

**Phase 2 Contamination Assessment, dated March 2014**

**Material Planning Considerations Statement, dated 22<sup>nd</sup> January 2014**

| <b>Drawing / document title</b>                  | <b>Drawing no.</b> |  |
|--|--------------------|--|
|  |                    |  |
| <b>Architectural drawings (full application)</b> |                    |  |

|   |                         |  |
|---|-------------------------|--|
| <b>Whole site</b>   |                         |  |
| <b>Site layout – detailed planning application</b>                | <b>CSL.01 Rev C</b>     |  |
| <b>Affordable housing layout – submitted 4<sup>th</sup> April</b> | <b>AHL.01</b>           |  |
|   |                         |  |
| <b>Southern parcel:</b>   |                         |  |
| <b>Site layout</b>  | <b>SL.01 Rev G</b>      |  |
| <b>Boundary materials layout</b>                                  | <b>BML.01 Rev A</b>     |  |
| <b>Dwelling materials layout</b>                                  | <b>DML.01 Rev B</b>     |  |
| <b>House Type Brunswick Elevations</b>                            | <b>HT.BRU.e</b>         |  |
| <b>House Type Brunswick Floor Plans</b>                           | <b>HT.BRU.p</b>         |  |
| <b>House Type Cavendish Elevations</b>                            | <b>HT.CAV.e</b>         |  |
| <b>House Type Cavendish Floor Plans</b>                           | <b>HT.CAV.p</b>         |  |
| <b>MEWS3-A Elevations – Sheet 1</b>                               | <b>MEWS3-A.e1 Rev A</b> |  |
| <b>MEWS3-A Elevations – Sheet 2</b>                               | <b>MEWS3-A.e2 Rev A</b> |  |
| <b>MEWS3-A Floor Plans – Sheet 1</b>                              | <b>MEWS3-A.p1</b>       |  |
| <b>MEWS3-A Floor Plans – Sheet 2</b>                              | <b>MEWS3-A.p2</b>       |  |
| <b>MEWS3-B Elevations – Sheet 1</b>                               | <b>MEWS3-B.e1 Rev A</b> |  |
| <b>MEWS3-B Elevations – Sheet 2</b>                               | <b>MEWS3-B.e2 Rev A</b> |  |
| <b>MEWS3-B Floor Plans</b>  | <b>MEWS3-B.p</b>        |  |
| <b>MEWS3-C Elevations – Sheet 1</b>                               | <b>MEWS3-C.e1 Rev A</b> |  |
| <b>MEWS3-C Elevations – Sheet 2</b>                               | <b>MEWS3-C.e2 Rev A</b> |  |
| <b>MEWS3-C Floor Plans</b>  | <b>MEWS3-C.p</b>        |  |
| <b>MEWS4-A Elevations – Sheet 1</b>                               | <b>MEWS4-A.e1 Rev A</b> |  |
| <b>MEWS4-A Elevations – Sheet 2</b>                               | <b>MEWS4-A.e2 Rev A</b> |  |
| <b>MEWS4-A Floor Plans Sheet 1</b>                                | <b>MEWS4-A.p1 Rev A</b> |  |
| <b>MEWS4-A Floor Plans Sheet 2</b>                                | <b>MEWS4-A.p2 Rev A</b> |  |
|   |                         |  |
| <b>MEWS4-C Elevations – Sheet 1</b>                               | <b>MEWS4-C.e1</b>       |  |
| <b>MEWS4-C Elevations – Sheet 2</b>                               | <b>MEWS4-C.e2</b>       |  |
| <b>MEWS4-C Floor Plans - Sheet 1</b>                              | <b>MEWS4-C.p1</b>       |  |
| <b>MEWS4-C Floor Plans - Sheet 2</b>                              | <b>MEWS4-C.p2</b>       |  |
| <b>Plots 32-40 Elevations – Sheet 1 of 2</b>                      | <b>P.32-40.e1 Rev A</b> |  |
| <b>Plots 32-40 Elevations Sheet 2 of 2</b>                        | <b>P.32-40.e2 Rev A</b> |  |
| <b>Plots 32-40 Floor Plans - Sheet 1 of 3</b>                     | <b>P.32-40.p1 Rev A</b> |  |
| <b>Plots 32-40 Floor Plans - Sheet 2 of 3</b>                     | <b>P.32-40.p2 Rev A</b> |  |
| <b>Plots 32-40 Floor Plans - Sheet 3 of 3</b>                     | <b>P.32-40.p3 Rev A</b> |  |
| <b>Plots 62-73 Elevations - Sheet 1 of 2</b>                      | <b>P.62-73.e1</b>       |  |
| <b>Plots 62-73 Elevations - Sheet 2 of 2</b>                      | <b>P.62-73.e2</b>       |  |
| <b>Plots 62-73 Floor Plans – ground floor</b>                     | <b>P.62-73.p1</b>       |  |
| <b>Plots 62-73 Floor Plans – first floor</b>                      | <b>P.62-73.p2</b>       |  |
| <b>Plots 62-73 Floor Plans – second floor</b>                     | <b>P.62-73.p3</b>       |  |

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| <b>Plots 74-85 Elevations - Sheet 1 of 2</b>   | <b>P.74-85.e1</b>  |  |
| <b>Plots 74-85 Elevations - Sheet 2 of 2</b>   | <b>P.74-85.e2</b>  |  |
| <b>Plots 74-85 Floor Plans – ground floor</b>  | <b>P.74-85.p1</b>  |  |
| <b>Plots 74-85 Floor Plans – first floor</b>   | <b>P.74-85.p2</b>  |  |
| <b>Plots 74-85 Floor Plans – second floor</b>  | <b>P.74-85.p3</b>  |  |
| <b>Plots 99-110 Elevations – Sheet 1 of 2</b>  | <b>P.99-110.e1</b> |  |
| <b>Plots 99-110 Elevations – Sheet 2 of 2</b>  | <b>P.99-110.e2</b> |  |
| <b>Plots 99-110 Floor Plans – ground floor</b> | <b>P.99-110.p1</b> |  |
| <b>Plots 99-110 Floor Plans – first floor</b>  | <b>P.99-110.p2</b> |  |

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|--|--------------------|--|
| Plots 99-110 Floor Plans – second floor          | P.99-110.p3        |  |
| Bin/Cycle Stores Floor Plans and Elevations      | BSC01.pe           |  |
| Bin/Cycle Stores Floor Plans and Elevations      | BSC02.pe           |  |
| <b>Northern parcel:</b>                          |                    |  |
| Site Layout                                      | SL.02 Rev G        |  |
| Boundary materials layout                        | BML.02 Rev C       |  |
| Dwelling materials layout                        | DML.02 Rev C       |  |
| Street Elevations – Sheet 1                      | SE.02-1 Rev A      |  |
| Street Elevations – Sheet 2                      | SE.02-2 Rev A      |  |
| Site Sections                                    | SS.02              |  |
|  |                    |  |
| House Type Cambridge Floor Plans & Elevations    | HT.CAM.pe          |  |
| House Type Cambridge Variation A Plans / Elevs   | HT.CAM-A.pe        |  |
|  |                    |  |
| House Type Henley Elevations                     | HT.HEN.e           |  |
| House Type Henley Floor Plans                    | HT.HEN.p           |  |
| House Type Kenilworth 4 Floor Plans / Elevations | HT.KEN4.pe Rev B   |  |
| House Type Letchworth Elevations                 | HT.LET.e Rev A     |  |
| House Type Letchworth Variation A Elevations     | HT.LET-A.e         |  |
| House Type Letchworth Floor Plans                | HT.LET.p           |  |
| House Type Marlborough Elevations                | HT.MAR.e Rev B     |  |
| House Type Marlborough Floor Plans               | HT.MAR.p Rev B     |  |
| House Type Oxford Floor Plans & Elevations       | HT.OXF.pe          |  |
| House Type Oxford Variation A Plans / Elevations | HT.OXF-A.pe        |  |
| House Type Richmond Elevations                   | HT.RIC.e           |  |
| House Type Richmond Variation A Elevations       | HT.RIC-A.e Rev A   |  |
| House Type Richmond Floor Plans                  | HT.RIC.p Rev A     |  |
| House Type Shaftesbury Floor Plans & Elevations  | HT.SHA.pe Rev A    |  |
| House Type Warwick Floor Plans & Elevations      | HT.WAR.pe          |  |
|  |                    |  |
| House Type Worcester Floor Plans & Elevations    | HT.WOR.pe          |  |
| HT Malvern-Ledbury Block Elevations Sheet 1 of 2 | HT_MAL-LEDe1 Rev A |  |
| HT Malvern-Ledbury Block Elevations Sheet 2 of 2 | HT_MAL-LEDe2 Rev A |  |
| HT Malvern-Ledbury Block Floor Plans             | HT_MAL-LEDp Rev A  |  |
|  |                    |  |
| Plots 279-288 Elevations Sheet 1 of 3            | P.279-288.e1 Rev A |  |
| Plots 279-288 Elevations Sheet 2 of 3            | P.279-288.e2 Rev A |  |
| Plots 279-288 Elevations Sheet 2 of 3            | P.279-288.e3 Rev A |  |
| Plots 279-288 Floor Plans Sheet 1 of 3           | P.279-288.p1 Rev A |  |
| Plots 279-288 Floor Plans Sheet 2 of 3           | P.279-288.p2 Rev   |  |

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|---|--------------------|--|
| Plots 279-288 Floor Plans Sheet 3 of 3        | P.279-288.p3 Rev A |  |
| House Type Shaftesbury-A Floor Plans &        | HT.SHA-A.pe        |  |
| House Type Windsor+ Floor Plans & Elevations  | HTR.WIN+.pe        |  |
| House Type Windsor+ Variation A Plans & Elevs | HT.WIN+-A.pe       |  |
| House Type Windsor+ Variation B Plans & Elevs | HT.WIN+-B.pe       |  |

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| House Type Windsor+ Variation C Plans & Elevs          | HT.WIN+-C.pe      |  |
| Plot 117 – House Type Warwick Floor Plans & Elevations | P117.pe           |  |
| House Type Highgate5 Elevations                        | HT.High5.e        |  |
| House Type Highgate5 Elevations                        | HT.High5-A.e      |  |
| House Type Highgate5 Plans                             | HT.High5.p        |  |
| House Type Teme Elevatons                              | HT_TEMEe          |  |
| House Type Teme Plans                                  | HT_TEMEp          |  |
| House Type Daqrt+Tavy3+Tavy Elevations Sheet 1         | P165-168_18-185e1 |  |
| House Type Daqrt+Tavy3+Tavy Elevations Sheet 2 of 2    | P165-168_18-185e2 |  |
| House Type Daqrt+Tavy3+Tavy Plans                      | P165-168_18-185ep |  |

| Drawings originally submitted remaining part of the application      |   |             |
|--|---|-------------|
| Location Plan  | LP.01   | Tetlow King |
| Site Survey (existing) Sheet 1                                       | 701EB01A (sheet 1)                              | Site line   |
| Site Survey (existing) Sheet 2                                       | 701EB01A (sheet 2)                              | Site line   |
| Architectural drawings (outline application)                         |   | Tetlow King |
| Land use plan/site layout (indicative)                               | Sections 3 and 5 of design and access statement |             |
| Highway drawings (full application)                                  |   | Mayer Brown |
| Southern site access (see Appx 6 of transport assessment)            | b/RHSalisbury.1/01                              |             |
| Secondary northern site access (see Appx 6 of transport assessment)  | b/RHSalisbury.1/02                              |             |
| Northern site access roundabout (see Appx 6 of transport assessment) | b/RHSalisbury.1/03                              |             |
| Proposed road longitudinal sections (northern parcel) sheet 1 of 2   | 548-1300-SK-005 rev A                           |             |
| Proposed road longitudinal sections (northern parcel) sheet 2 of 2   | 548-1300-SK-006 rev A                           |             |
| Proposed road cross sections (northern parcel) sheet 1 of 2          | 548-1300-SK-007 rev A                           |             |
| Proposed road cross sections (northern parcel) sheet 2 of 2          | 548-1300-SK-008 rev A                           |             |
| Proposed road longitudinal sections (southern parcel)                | 548-1300-SK-009                                 |             |
| Proposed road cross sections (southern parcel)                       | 548-1300-SK-010                                 |             |

## Reason

In the interest of clarity as to the approved plans and specifications

**Resolved:**

**To note that the next meeting was due to be held on Wednesday 14 May 2014 in the Council Chamber at County Hall, Trowbridge, starting at 10.30am.**

39 **Urgent Items**

There were no items of urgent business.

(Duration of meeting: 1.30 - 5.10 pm)

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](mailto:roger.bishton@wiltshire.gov.uk)

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