

STRATEGIC PLANNING COMMITTEE

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

Present:

Cllr Ernie Clark (Substitute), Cllr Andrew Davis (Chairman), Cllr Stewart Dobson, Cllr Charles Howard, Cllr David Jenkins, Cllr Howard Marshall (Substitute), Cllr Bill Moss, Cllr Tony Trotman (Vice Chairman), Cllr Fred Westmoreland and Cllr Graham Wright

Also Present:

Cllr Christine Crisp, Cllr Alan Hill, Cllr Philip Whalley, Cllr Roy While and Cllr Jerry Wickham

55 Apologies for Absence

Apologies for absence were received from Councillors Christopher Newbury, Terry Chivers and Glenis Ansell.

Councillor Chivers was substituted by Councillor Ernie Clark.

Councillor Ansell was substituted by Councillor Howard Marshall.

56 Minutes of the Previous Meeting

The minutes of the meeting held on 18 June 2014 were presented for consideration and it was,

Resolved:

To APPROVE as a true and correct record and sign the minutes.

57 Declarations of Interest

There were no declarations.

58 Chairman's Announcements

Attention was drawn to the late list of observations presented at the meeting, to be attached as an agenda supplement.

59 **Public Participation and Councillors' Questions**

There were no questions or statements submitted.

60 **14/03118/OUT: Hawkeridge Business Park, Land North and South of Mill Lane, Hawkeridge, Westbury, BA13 4LD**

Public Participation

Mr John Masson spoke in objection to the application.

Mr Jon le Galloudec spoke in objection to the application.

Mr Daniel McGinn spoke in objection to the application.

Mr Lindsay Holdoway, applicant, spoke in support of the application.

Mr Len Turner spoke in support of the application.

Mr Chris Beaver, agent, spoke in support of the application.

Cllr Francis Morland, Heywood Parish Council, spoke in objection to the application.

The Senior Planning Officer presented their report which recommended that the application be delegated to the Area Development Manager to approve permission, subject to the completion of a section 106 legal agreement and prior advising the Secretary of State of the intention of grant permission, owing to the application being a departure from the policies of the adopted development plan.

It was stated the other sites that had been considered had not been judged to be sufficient for the purposes of improving employment needs identified in the emerging Wiltshire Core Strategy for the area, and the harmful impacts to the Listed Building and its setting was not felt by officers to be significant enough to outweigh the public benefits of the application. Other key issues included highways and access impacts, impact more generally on the character and appearance of the area and local ecology.

Members of the Committee then had the opportunity then had the opportunity to ask technical questions of the officers. In response to queries on which development plan should take precedence if there was a conflict between the policies of different materially relevant plans, it was stated that in such a situation the most up to date adopted plan should be given more weight.

In response to queries on the emerging Wiltshire Core Strategy, it was stated the Planning Inspector who had been assessing the Strategy and recommended changes to the Council, had raised no concerns about the strategic employment policies with the Strategy. Clarity was also sought on the restriction of specific types of business activity on the site, and the restriction of permitted development rights so that Class B1 industrial use could not be changed to residential use without additional planning consent.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Jerry Wickham, then spoke in objection to the application, and requested that members undertake a site visit prior to any

determination. Another Local Member, Councillor Gordon King, supported the suggestion of a site visit.

The legal officer then clarified for the Committee the necessary balancing exercise in how much weight to give to specific development plans, that in the absence of a neighbourhood plan, policies plans to consider were the West Wiltshire District Plan, the emerging Wiltshire Core Strategy and the National Planning Policy Framework, there was a need first to consider the strategic importance of the application, and then at the local issues which might require more weight on more locally focused plans.

The Committee then debated the application, noting the extensive scale of the site and the jobs creation potential, although without specific employment use designations at the outline stage, it was acknowledged the predictions of employment opportunities remained as general estimates only, although the need for more employment opportunities was raised, particularly given the planned and already permitted housing developments in the Westbury area.

The Committee considered the impact of the development on the highways and the setting of the Listed Building, with some raising concerns that this would be excessive. Details were also sought whether the site would be suitable for fibre optic broadband connection given the planned roll-out across the county, and that the developers be asked to take this into consideration should permission be granted. Members did not feel a site visit would be necessary, stating that the extensive presentation and report, including a great many maps and photos, as well as the comments of local residents and members, provided sufficient information on which to base a decision.

At the conclusion of debate, it was,

Resolved:

To defer and delegate to the Area Development Manager to advise the Secretary of State that the Council is minded to grant outline planning permission subject to the conditions set out below, and subject to the prior completion of a Section 106 Legal Agreement to secure the planning obligations set out in section 9.13 of this report. The Area Development Manager to issue the planning permission on these terms if the Secretary of State advises the Council that he does not wish to determine the application himself.

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

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

- 3 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:**

**The scale of the development;
The layout of the development;
The external appearance of the development;
The landscaping of the development;
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.

- 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 site shall be used solely for purposes within Classes B1, B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment)(England) Order 2005 (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).**

REASON: The proposed uses are acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same classes, having regard to the circumstances of the case.

- 5 The floorspace occupied by Class B1 (a) and (b) land uses, as defined in The Town and Country Planning (Use Classes) Order 1987 (as amended), shall not exceed 12,000m² and the total floorspace shall not exceed 45,520m², unless otherwise agreed in writing by the local planning authority.**

REASON: In order to ensure that traffic associated with the development can be satisfactorily accommodated on the road network.

- 6** All soft landscaping as shown on Parameters Plan Rev C shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. All hard and soft landscaping shall remain in perpetuity.

REASON: To ensure a satisfactory landscaped setting for the development, to protect the setting of heritage assets and existing important landscape features and to manage biodiversity.

- 7** Other than the site access roundabout and associated works, no other development on the site hereby approved shall be commenced until the roundabout access works on Hawkeridge Road and the alterations to Mill Lane have been completed in accordance with drawing number IMA-13-051-005A received by the local planning authority on 19th March 2014. Access to the properties served by Mill Lane shall be secured at all times during the works.

REASON: In order to ensure that a satisfactory access is provided to serve the site, and the existing properties accessed from Mill Lane

- 8** There shall be no vehicular access points to the site other than via the proposed roundabout on Hawkeridge Road, and a cycle access point to the north of the roundabout. The existing agricultural access to the site north of Mill Lane shall be closed to all traffic before the commencement of development.

REASON: In the interests of highway safety

- 9** Prior to the commencement of the development a Construction Traffic Management Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include, inter alia, details of the proposed routing of lorry traffic to and from the site, on-site facilities to ensure that detritus from the site is not transferred onto the highway, road sweeping proposals, and construction lorry and worker traffic minimisation proposals. The development shall then be carried out in accordance with the approved details.

REASON: In the interests of highway safety.

- 10** No development shall commence on site 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 proposal shall then be carried out in accordance with the approved details.

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

- 11** No development shall commence on site until an Ecological Mitigation Plan demonstrating how the commitments for ecological protection, mitigation and management measures will be implemented in accordance with the Site Mitigation Strategy (Keystone Ecology, November 2013) and details of when vegetation will be removed has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details

REASON: In the interest of ecology.

- 12** No development shall commence on site until a Landscape and Ecology Management Strategy setting out the management aims and objectives of the site, ownership and management responsibilities and a five year long term management plan to ensure planting meets the objective of maximising habitat for bat SAC species in perpetuity has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of landscape management and ecology

- 13** No development shall commence on site until details of a foul water drainage strategy and a timetable including appropriate arrangements for the agreed points of connection and the capacity improvements required has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

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 properties.

- 14** No development shall commence on site until a site lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include detailed measurements of existing light levels across the whole site and details of proposed lighting installation in communal areas. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of ecology

- 15 The development hereby approved shall be carried out in strict accordance with the Parameters Plan Revision C received by the Local Planning Authority on 23rd June 2014.

REASON: In the interest of neighbouring amenity, to protect the setting of heritage assets and ecology

- 16 There shall be no development, groundraising or other alteration on land with an existing ground level of 47.51mAOD or below. This land shall remain undeveloped and shall form unobstructed open space with associated landscaping.

REASON To minimise impact on the fluvial floodplain and flood risk to the surrounding area.

- 17 Any Development and associated works shall be carried out in accordance with all the recommendations of the, undated (noise measurements carried out in July 2013), Entran Noise and Vibration Assessment for land at Hawkeridge submitted as part of planning application ref 14/03118/OUT

REASON: In the interest of neighbouring amenity

- 18 No burning shall take place on site during the construction phase.

REASON: In the interest of neighbouring amenity

- 19 Demolition or construction works shall not take place outside the hours of 08:00hrs to 18:00hrs Mondays to Fridays and from 08:00hrs to 13:00hrs on Saturdays and at no time on Sundays or Bank Holidays.

REASON: In the interest of neighbouring amenity.

- 20 Prior to the occupation of any building on site, evidence that all building services, plant and fixed machinery are sited and designed to achieve a Rating Level LArTr of 30dB between the hours of 07:00 hrs and 23:00 hrs and Rating level LArTr 25db (subject for the scope of BS4142 for low background noise and therefore the rating level) between the hours of 23:00hrs and 07:00 hrs as measured at the nearest noise sensitive receptor shall be submitted to and approved in writing by the Local Planning Authority. Measurements and assessments shall be carried out in accordance with BS4142.1997. The development shall be carried out in accordance with the approved details.

REASON: In the interest of neighbouring amenity

- 21 No building or component thereof shall be constructed on site until details and samples of the materials to be used for the external walls,

windows and roofs of that building have been submitted to and approved in writing by the Local Planning Authority. The Development shall then be carried out in accordance with the approved details.

REASON: In the interest of the visual amenity, the impact upon the character and appearance of the area and to protect the setting of heritage assets

- 22** No building shall be constructed on site until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating positions, design, materials and type of boundary treatment to be erected and soft landscaping. The boundary treatment shall be completed, before the buildings are occupied, in accordance with a timetable agreed in writing by the Local Planning Authority and the soft landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 23** No building shall be constructed on site until there has been submitted to and approved in writing by the Local Planning Authority, a sustainable energy strategy statement including how details of provision for sustainable energy of the building will be achieved. The buildings shall then be carried out in accordance with the approved details.

REASON: In the interest of renewable energy

- 24** No building shall be constructed on site until there has been submitted to and approved in writing by the Local Planning Authority a transport assessment relating to the particular use including details of car and cycle parking spaces. The buildings shall then be carried out in accordance with approved details

REASON: In the interest of highway safety and in order to ensure a satisfactory level of provision of operational car and cycle parking within the site, and to support sustainable travel.

- 25** No building shall be constructed on site until details of the estate road, internal roads, footways, footpaths, cycle routes, verges, junctions, street lighting, sewers, drains, retaining walls, service

routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, access gradients, car parking and street furniture, and a phasing plan for provision of such works have been submitted to and approved by the local planning authority. No building shall be first put into use until the approved items serving that building have been carried out in accordance with the approved details. .

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner and at an appropriate time whilst protecting ecological concerns

- 26** Prior to the occupation of each and every building on the site, operational parking required for that site shall be provided in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.

REASON: To ensure adequate provision is made for loading, offloading and site storage of commercial and heavy goods traffic.

- 27** No development shall commence on each individual plot until details of the storage of refuse including recycling facilities, 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 serving that plot shall not be first brought into use until the approved refuse storage has been completed and made available for use in accordance with the approved details and it shall be subsequently maintained in accordance with the approved details thereafter.

REASON: In the interests of public health and safety.

- 28** No building shall be occupied until a lighting scheme for the associated plot has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be so designed as to control glare, spillage and intrusion and include details of lighting appliance positions, lux plots showing effects of proposed lighting in combination with other approved developments. All schemes should comply with guidance issued by the Institution of Lighting Engineers for an E2 Zone and be in accordance with the Parameters Plan received by the Local Planning Authority on 23rd June 2014, section 6.3 of the Design and Access Statement and section 5.16 of the Site Mitigation Strategy (Keystone Ecology, November 2013) received on 19th March 2014. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of neighbouring amenity and ecology

- 29** No development shall commence on each individual plot until a detailed surface water run-off limitation scheme for each plot, phase or parcel of land, together with supporting calculations, has been

submitted to, and approved in writing by the Local Planning Authority. The submitted details shall clarify the intended future ownership and maintenance for all drainage works serving the site. The approved scheme shall be implemented and maintained in accordance with the approved programme and details.

REASON To prevent any increased risk of surface water flooding associated with the development.

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

Site Context Plan, Site Location Plan, Topographical Plan 866/6113/1A, Topographical Plan 866/6113/1B, Topographical Plan 866/6113/2, Topographical Plan 866/6113/3 received on 19th March 2014

IMA-11-078 - 028A, IMA-13-051-005A received on 19th March 2014

Parameters Plan Rev C received on 23rd June 2014

REASON:

For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES

- 1** **INFORMATIVE:** The developer should be aware that any reserved matters application should include detailed scheme of measures to minimise noise generation due to traffic arising from the development. The road networks and loading area of each unit shall also be located and designed to minimise impact to noise sensitive dwellings.
- 2** **INFORMATIVE:** When discharging the condition regarding surface water run off the Environment Agency will expect the following:
 - A clearly labelled drainage layout plan showing the pipe networks and (where appropriate) any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe node numbers referred to in the drainage calculations and the invert and cover levels of manholes;
 - A manhole schedule;
 - Model runs to demonstrate that the critical storm duration is being used;
 - Confirmation of the appropriate discharge rate (where appropriate), with any flow control devices indicated on the plan with the rate of discharge stated;
 - Calculations showing the volume of attenuation provided and that parity on rate and volume of runoff will be achieved, demonstrating how the system operates during the 1 in 100 critical duration storm event;
 - The run-off from the site during the critical 1 in 100 year storm

plus an allowance for climate change must be contained (must not be permitted to run un-attenuated overland to areas off site) within the site and must not reach unsafe depths on site. If there is any surcharge and flooding from the surface water drainage system, overland flood flow routes and "collection" areas on site (e.g. car parks, landscaping) must be shown on a drawing. CIRIA good practice guide for designing for exceedance in urban drainage (C635) should be used.

- An appropriate allowance for climate change should be incorporated into the scheme in accordance with NPPF;
- Where infiltration forms part of the proposed storm-water system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365. Seasonal ground water level fluctuations should be assessed to gain appropriate base level for any soakaways (base must be at least 1m above ground water level).
- Specification of how the scheme will be maintained and managed after completion.

3 **INFORMATIVE** There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.

4 **INFORMATIVE** Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed (permanent or temporary) works or structures in, under, over or within 8 metres of the top of the bank of the Bitham Brook, designated a 'main river' at this location. The need for Flood Defence Consent is over and above the need for planning permission. To discuss the scope of our controls and to obtain an application form please contact Daniel Griffin on 01258 483421.

5 **INFORMATIVE** Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover: - the use of plant and machinery - oils/chemicals and materials - the use and routing of heavy plant and vehicles - the location and form of work and storage areas and compounds - the control and removal of spoil and wastes. The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at: <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

6 **INFORMATIVE:** It is important for the applicant to note that if the development is to be connected to the existing water main in Link Road, an application should be submitted to Wessex Water. Non domestic supplies required for fire fighting or commercial use will require an assessment with network modelling subject to design requirements. Wessex Water would recommend the use of storage

tanks where the network capacity is not available or where off site reinforcement is necessary to provide the stated demand. For further information please contact Wessex Water on 01225 526000 or at www.wessexwater.co.uk

- 7 **INFORMATIVE:** It is important for the applicant to note that if surface water is proposed to be discharged into a nearby ditch/watercourse, then an application for land drainage consent would also be required.
- 8 **INFORMATIVE:** It is important for the applicant to note that details of the ground gas risk assessment for the site confirming whether any ground gas mitigation is required for the development. This should be submitted to the Environmental Health Team at Wiltshire Council prior to any works commencing on site
- 9 **INFORMATIVE:** The developer will need to ensure that any alterations to Mill Lane are in accordance with legal requirements, and any areas of Mill Lane to be stopped up or subject to changed status will be required to have a formal stopping-up order made under the provisions of s247 TCPA 1990 before development commences. A legal agreement under the provisions of s278 Highways Act 1980 shall be completed with the Council in relation to the access works prior to any access works being undertaken.
- 10 **INFORMATIVE:** There are public rights of way crossing the site, intended to be diverted; the appropriate legal procedures for diversion, both temporary and permanent shall be followed.
- 11 **INFORMATIVE:** Car and Cycle parking spaces shall be provided on the site in accordance with the Wiltshire Transport Plan LTP3 2013-2026 Car Parking Strategy and Cycle Strategy respectively or such standards contained in any superseding document.

61 **14/03182/FUL: Land North of Mill Lane, Hawkeridge, Westbury, BA13 4LD**

Public Participation

Mr Chris Beaver spoke in support of the application.

Cllr Francis Morland, Heywood Parish Council, spoke in objection to the application.

The Senior Planning Officer presented a report which recommended that the application be delegated to the Area Development Manager to grant permission subject to the granting of approval to application 14/03118/OUT, as the application is for a foul drainage pumping station to serve the larger Hawkeridge Business Park site. Key issues were stated to include the ecology, drainage and highways impacts, of which officers had raised no objections.

Members of the Committee then had the opportunity to ask technical questions of the officers.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

A debate followed, where it was confirmed in response to queries that the issue of the developers having the necessary permission to access to a private piece of land for access was a civil matter for the developers to resolve. If this could not be resolved, a separate application with a different access would be required.

It was then,

Resolved:

To defer and delegate to the Area Development Manager to issue planning permission subject to the conditions and informatives below and subject to the approval of 14/03118/OUT outline application for the employment site at Hawkeridge, Westbury.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

IMA-13-054-002-Rev C received by the Local Planning Authority on 28th March 2014, Angus Meek Site Plan 2272 L03 Rev B received by the Local Planning Authority on 3rd June 2014, Angus Meek Parameters Plan Rev C received by the Local Planning Authority on 23rd June 2014

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

- 3 The development shall not be commenced until a foul water drainage strategy is submitted and approved in writing by the local Planning Authority. The drainage scheme shall include appropriate arrangements for the agreed points of connection and the capacity improvements required to serve the proposed development phasing the drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.**

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

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.

- 4** Prior to the commencement of the development hereby approved details of the access and vehicle turning/standing area shall be submitted to and approved by the local planning authority, and the access and vehicle turning/standing area shall be completed in accordance with the approved details prior to the pumping station being first put into use.

REASON: In order to ensure that an appropriate access and turning space is available before the pumping station is first brought into use

- 5** No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include
- location and current canopy spread of all existing trees and hedgerows on the land;
 - full details of any to be retained, together with measures for their protection in the course of development;
 - a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
 - finished levels and contours;
 - means of enclosure;
 - hardsurfacing;
 - other vehicle and pedestrian access and circulation areas;
 - minor artefacts and structures (e.g. storage units, signs, lighting etc);
 - proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
 - retained historic landscape features and proposed restoration, where relevant.
 - tree(s), of a size and species and in a location to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428

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

- 6** All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the development hereby approved or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by

the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

- 7 Prior to the commencement of the development a condition survey of such parts of Mill Lane and footpath HEYW9 as shall have been agreed with the local planning authority shall be undertaken to record the present condition of the road and footpath, highlighting areas of failure or concern. The survey shall be undertaken in accordance with a methodology which shall previously been agreed with the local planning authority, and no work on site shall commence until the local planning authority has confirmed its acceptance of the survey findings.

REASON: In order to help identify structural and surface damage caused to the road and footpath as a consequence of the development.

INFORMATIVES

- 1 **INFORMATIVE TO APPLICANT:** If the developer proposes to discharge into a nearby ditch/watercourse, then an application for land drainage consent would also be required.
- 2 **INFORMATIVE TO APPLICANT:** The proposed pumping station will be subject to a Section 104 application which will require detailed design and technical review. For further information please contact Wessex Water.

Councillor Graham Wright left the meeting after this item.

62 **13/01956/WCM: Land at Thingley Junction, Easton Lane, Chippenham, SN14 0RW**

Public Participation

Mr Paul Joliffe, Neil Pearson Associates, spoke in support of the application.
Mr Chris Miles, FMW Consultancy, spoke in support of the application.

The Senior Planning Officer presented a report which recommended the application be delegated to the Area Development Manager to grant permission subject to the completion of a section 106 legal agreement. Key issues were stated to include the visual, highways and environmental impact, and impact on residential amenity.

Members of the Committee then had the opportunity to ask technical questions of the officers. It was confirmed that although the site lay close to the railway

line, there were no plans to move materials on or off site by rail in the future. Details were sought on the noise barrier than was to be installed for the protection of residential amenity with some concerns of intrusiveness, and it was confirmed this would be up to 6m high and any cladding could be covered by a condition. Clarity was also sought on the robustness of conditions restricting hours of operation, and whether these could be strengthened further.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Phillip Whalley, then spoke in objection to the application, highlighting traffic concerns and the scale of vehicles still permitted down narrow C roads even with a traffic order in place.

A debate followed, where the noise barrier's proximity to a residential caravan site was raised, and whether the landscaping to shield this was sufficient to offset concerns about its impact on residential amenity. The potential impact of the site in operation as a waste transfer station was assessed, along with the impact on the road network, and the need to clarify that loading and unloading from vehicles, even when not in motion, should be included as prohibited works during the suggested hours of no operation.

At the end of debate, it was,

Resolved:

To delegate to the Area Development Manager to grant planning permission, subject to the prior completion of a Section 106 legal agreement to secure the highway matters outlined in section 9.5 in the report (i.e. improvements to C159 and provision of TRO), and subject to the following conditions:-

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans, unless otherwise required by conditions contained within this schedule:**

Plan Ref: VL.2012/60/11 Rev. B - Site Layout Plan, dated 6 November 2013.

Plan Ref: VL.2012/60/12 - Proposed Buildings - Plans, dated June 2013.

Plan Ref: VL.2012/60/13 - Proposed Buildings - Elevations, dated June 2013.

Plan Ref: NPA 10589 301 Rev. P4 - General Arrangement, dated 25 June 2013.

Plan Ref: VL.2012/60/20 – Site Functions Plan, dated April 2014.

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

3. No development shall commence on site until full detail of the improvements to the C159 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the provision of passing bays and installation of traffic priority road markings and signage. Those improvements shall be completed in accordance with the approved details before the development hereby permitted is commenced and shall be maintained throughout the duration of the development.

REASON: In the interests of highway safety and to ensure that adequate highway capacity is available to accommodate the additional traffic generation by the proposed development.

4. Prior to the commencement of any other part of the development the new access to the site shall have been completed in accordance with the detailed plans to be approved by the Local Planning Authority. There shall be no other access to the site other than from the approved access. Access to the land to the east of the approved site (the blue edged land) shall be provided only via the new site access road.

REASON: In the interests of highway safety.

5. Notwithstanding the proposed access details shown on the submitted drawings, any gates to the site shall be set back from the new carriageway edge by a minimum distance of 18 metres, and shall be designed to not open towards the highway.

REASON: In the interest of highway safety, and to accommodate the longest lorries likely to visit the site clear of the carriageway.

6. The site access road, car parking areas and yard servicing areas shall be completed in accordance with details which shall first have been submitted to and approved by the Local Planning Authority prior to the development being brought into beneficial use.

REASON: To ensure that traffic using the site access does not prejudice the safety of highway users by way of muck being dragged off the site.

7. No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the

points on the edge of the carriageway 160 metres to the west and 160 metres to the east from the centre of the access in accordance with detailed plans to be submitted to and approved by the local planning authority. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 600mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

8. No development shall commence on site until a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

9. No development shall commence on, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles to be used during construction;
- the means of access to and from the site and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors clear of the highway,
- the loading and unloading of plant, materials and waste clear of the highway,
- the storage of plant and materials used in construction of the development clear of the highway and trees;
- the erection and maintenance of security hoarding clear of the highway;
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway;
- measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security clear of the highway;
- details of public engagement both prior to and during construction works;

- A traffic management plan for the public highway;
- Details of advance warning signage (highway and/or otherwise);

The approved Plan shall be implemented and adhered to throughout the entire construction period.

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.

10. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs of buildings and the acoustic wall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

11. No development shall commence on site until a hard and soft landscaping scheme and implementation programme has been submitted to and approved in writing by the Local Planning Authority, details of which shall include:

- indications of all existing trees and hedgerows on the land;
- details of any to be retained, together with measures for their protection in the course of development;
- all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- finished levels and contours of the land;
- means of enclosure;
- car parking layouts;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;
- biodiversity enhancement proposals
- minor artefacts and structures (e.g. refuse and other storage units, signs, lighting etc);

All hard and soft landscape works shall be carried out in accordance with the approved details and shall be completed prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. 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.

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

12. No development shall commence on site until an Ecological Management Plan for the post-construction management of all habitats within the site has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented as approved.

REASON: In order to ensure that appropriate measures are taken to protect wildlife and promote biodiversity and to safeguard the special character of the area.

13. No development shall commence 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, 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 shall be maintained and managed after completion.

REASON: To prevent the increased risk of flooding and prevent pollution of the water environment.

14. No development approved by this planning permission shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

[1] A preliminary risk assessment which has identified:

- a) all previous uses;
- b) potential contaminants associated with those uses;
- c) a conceptual model of the site indicating sources, pathways and receptors;
- d) potentially unacceptable risks arising from contamination at the site.

[2] A site investigation scheme, based on [1] to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

[3] The results of the site investigation and detailed risk assessment referred to in [2] and, based on these, an options appraisal and remediation strategy giving full details of the

remediation measures required and how they are to be undertaken.

- [4] A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in [3] are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

REASON: To protect controlled waters from pollution by contaminants (due to past site uses as a railway yard) mobilised by construction.

15. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

REASON: To prevent pollution of the water environment.

16. The development shall only be carried out in accordance with the Ecological Mitigation Strategy by Nicholas Pearson Associates, entitled 'Proposed Metal Salvaging, Recycling and Waste Facility at Thingley Junction, Chippenham - Mitigation Strategy' and dated July 2013.

REASON: In order to ensure that appropriate measures are taken to protect wildlife and promote biodiversity and to safeguard the special character of the area.

17. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

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

18. No operations shall take place on the site, including the movement and loading and unloading of vehicles within the site, except between the hours of:

07:00 - 18:00 Monday to Friday
07:00 - 14:00 Saturdays

No operations, including the movement of vehicles, shall be carried out at any time on Sundays, Bank or Public Holidays.

REASON: In the interests of highway safety and amenity.

- 19. The total number of HGV vehicle movements associated with the development hereby permitted shall not exceed the following limits:**

30 movements [15 in and 15 out] per day Monday to Friday
16 movements [8 in and 8 out] per day Saturdays

No HGV movements shall take place outside the hours of operation stated in condition 18 of this permission.

REASON: To secure the level of traffic assessed as acceptable in the Transport Statement and to reduce the potential for disturbance caused by vehicular movements.

- 20. A written record shall be maintained at the site office of all movements in and out of the site by HGVs. Such records shall contain the vehicle's registration and operating company's identity and time/date of movement. The records shall be made available for inspection by the Local Planning Authority on request and retained for a duration of not less than three months.**

REASON: To enable the Local Planning Authority to monitor the operations and ensure vehicle movements do not exceed that stated in condition 19.

- 21. Any facilities above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. Associated pipe work should be above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund. Such facilities shall be constructed and completed in strict accordance with plans approved by the Waste Planning Authority prior to the first use of the development.**

REASON: To prevent pollution of the water environment.

INFORMATIVE

The applicant is reminded that no vehicles with a maximum gross weight of more than 7.5 tonnes are permitted to gain access to or egress from the

site along the section of C159 between the site entrance and the A350 at Notton. Movements of vehicles to/from the site may be monitored by the Council without prior warning.

63 **14/04903/WCM: Land off Abberd Lane, Calne, SN11 8TE**

Public Participation

Mr Simon Chambers, agent, spoke in support of the application.

The Senior Planning Officer presented a report which recommended the change of use permission be reissued with an amended condition to permit to stocking of waste materials to a height of up to 5m instead of 3m. Key issues were stated to include the visual impact of the proposals.

Members of the Committee then had the opportunity to ask technical questions of the officers. In response to queries it was stated the change had been requested by the applicants to permit greater flexibility and efficiency of operation at the site. It was also confirmed the site was currently in breach of the existing condition and had been storing materials at 6m and higher in the past.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

Local Members Councillors Alan Hill and Christine Crisp then spoke in objection to the application, stating that since the granting of the original permission the wider area had become much more residential, with the unofficial waste transfer station therefore having a more significant visual impact while in breach of the current condition and at the proposed amendment height, along with concerns of safety of such large piles, with the original reasons to restrict the piles to 3m even more valid than when it was initially granted.

A debate followed, where the extent to which the piles of stored materials at 5m or more could be seen from the wider area or the Bridleway alongside the site was assessed, considering the distance to residential areas and increased numbers using the areas which would have sight of the stored materials should the proposed increase be permitted. Although no site visit was undertaken, the extensive presentation and report, including many maps and photos, as well as the local knowledge of multiple local members, was felt to be sufficient to determine the application on the information included.

At the conclusion of debate, it was,

Resolved:

To refuse planning permission for the following reason:

The increase in height of the stockpiles/stacks of reclaimed or salvaged materials from 3 metres to 5 metres would have an adverse impact on the appearance of the area, contrary to policies WDC2 and WDC7 of the

Wiltshire and Swindon Waste Development Control Policies Development Plan Document.

Councillors David Jenkins, Howard Marshall and Fred Westmoreland left the meeting after this item.

A recess was taken from 1335-1340.

64 **13/06739/FUL: Land East and North of Melksham Oak Community School**

Public Participation

Mr Patrick Holton, Chairman of Melksham Town Rugby Club, spoke in support of the application.

Mr David Wiltshire, Chairman of Melksham Town Football Club, spoke in support of the application.

The Senior Planning Officer presented a report which recommended that planning permission be granted. Key issues were stated to include the principle of the application, flood risk and drainage, impact on neighbouring amenity and impact on a Listed Building.

Members of the Committee then had the opportunity to ask technical questions of the officers.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Roy While, then spoke in support of the application, noting the benefit of providing substantial additional services in particular for young people.

A debate followed, where councillors welcomed the provision of significant number of new pitches for the Football and Rugby clubs, and supported the proposed expansion on a new site.

Resolved:

That planning permission be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been**

submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 3** 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. The development shall then be carried out in accordance with approved details.

REASON: In the interest of archaeology

- 4** No development shall commence on site until an Ecological Construction Method Statement is submitted for approval by the Local Planning Authority. This should take account of all sensitive receptors within or immediately adjacent to the site and should also include a précis of, or reference to the method statement submitted to Natural England in support of the Great Crested Newt development licence application. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of ecology

- 5** No development shall commence on site until an ecological management plan for the site has been submitted to and approved in writing by the Local Planning Authority. This should be based on the existing management principles for the site in relation to the Melksham Oak Community School management plan but should also prescribe suitable management for new or replacement ecological mitigation and enhancements in relation to the current application. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of ecology

- 6** No development shall commence 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 Flood Risk Assessment (PFA Consulting, Issue 4, dated 29 /11/13) and 'Preliminary Drainage Strategy' document (Halcrow Group Limited, dated 7 November 2013) 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 shall be maintained and managed after completion.

REASON: To prevent the increased risk of flooding, and ensure future maintenance of the surface water drainage system.

- 7 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:**
- location and current canopy spread of all existing trees and hedgerows on the land;**
 - full details of any to be retained, together with measures for their protection in the course of development;**
 - a detailed planting specification showing all plant species, supply and planting sizes and planting densities;**
 - finished levels and contours;**
 - means of enclosure;**
 - car park layouts;**
 - other vehicle and pedestrian access and circulation areas;**
 - all hard and soft surfacing materials;**
 - minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);**
 - proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);**
 - retained historic landscape features and proposed restoration, where relevant.**

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

- 8 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.**

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

- 9 No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all**

landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

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

- 10** No development shall commence on site until details of the floodlights including materials and how they reduce glare and light spillage into the open countryside have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the submitted details.

REASON: To reduce the amount of glare and light spillage into the open countryside and to protect ecology.

- 11** No development shall commence until details of the access road, carriageway (5.5m), footway (2m), overflow car parking and associated signing / lining from site access to stadium has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the details has been completed in accordance with the approved details and shall thereafter remain available for this use at all times thereafter.

REASON: To enable vehicles to enter and leave the site in forward gear in the interests of highway safety.

- 12** No part of the development hereby permitted shall be first brought into use until the ghost right hand turn lane has been completed in accordance with the outline drawing numbered 10154/HL/08 Rev B, received by the Local Planning Authority on 11th June 2014 , titled 'Access road to sports club junction layout Thyme Road - Right hand turn lane'. A full package of construction details, safety audit, visibility splays, swept path analysis, provision for swales, provision for relocation of bus stops, provision for pedestrian crossing facilities / Right of Way shall be submitted and approved in writing prior to commencement of the ghost right hand turn lane works/ access works by the Local Planning authority.

REASON: In the interests of highway safety

- 13** No part of the development hereby approved shall be first brought into use until details outlining sufficient space for the temporary car parking associated with tournaments/events has been submitted to and approved in writing by the Local Planning Authority. Prior to tournaments/events the approved car parking shall be made available for car parking in accordance with approved details.

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

- 14 No part of the development hereby approved shall be first brought into use until the main parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

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

- 15 The development shall not be brought into use until an updated Travel Plan (in accordance with the submitted 'Interim Travel Plan, Relocation of Melksham Town Football and Rugby Club dated November 2013) has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

- 16 The Floodlighting hereby approved will not be operated before 07:00 hrs or after 22:00 hrs on any day, to ensure disturbance to wildlife from light spill is minimised.

REASON: In the interest of neighbouring amenity and ecology

- 17 The rating level for any plant associated with the development hereby approved shall be lower than the existing background noise level by at least -5dB when measured at 1 metre from the façade of any noise receptor. The measurement and assessment shall be made in accordance with BS4142.1997.

REASON: In the interest of neighbouring amenity

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

8385/: 1A Rev B, 1B Rev B, 1C Rev A, 1D Rev A, 1E Rev A, 1F Rev A, 1G Rev B, 1H Rev B, 1J Rev B, 475001 E 080 P2, 475001 E 081 P2, S1-150 Rev B, SE-310 Rev A, SE 311 /, 02 N received by the Local Planning Authority on 10th December 2013

MTFC 01 received on 19th December 2013

201 Rev F, SI 101 Rev E, S1-122 Rev G, GA 146 Rev H, GA 147 Rev E, GA 148 Rev F, GA 149 Rev C, 149 C, EL 200 F, EL 201 F, SE 300, 475001 E 082 P3, 475001-C01 P2- received by the Local Planning Authority on 3rd February 2014

475001-001-B Rev A, 10154/HL/08 Rev B, received by the Local Planning Authority on 11th June 2014

10154/HL/08 Rev B received by the Local Planning Authority on 18th June 2014

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

1 INFORMATIVE TO APPLICANT:

The Environmental Health department have advised the developer to contact the Local Planning Authority with their proposals for dealing with any unexpected land contamination should this be encountered. Also where any soils are to be imported to the site for use in sports pitch surfaces, these must be accompanied by chemical analysis which confirms their suitability, details of which must be submitted to the Planning Authority prior to their use.

If any surface water is to be discharged into an ordinary water course, an application for Land Drainage Consent would be required.

Due to a small population of great crested newts being found on the site a further licence will be required from Natural England

65 Date of the Next Meeting

The date of the next meeting was confirmed as 30 July 2014 at 1400 at the Salisbury City Hall.

(Duration of meeting: 10.30 am - 2.00 pm)

The Officer who has produced these minutes is Kieran Elliott of Democratic Services, direct line 01225 718504, e-mail kieran.elliott@wiltshire.gov.uk

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

This page is intentionally left blank