

STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 30 JULY 2014 AT SALISBURY CITY HALL AUDITORIUM.

Present:

Cllr Glenis Ansell, Cllr Trevor Carbin, Cllr Andrew Davis (Chairman), Cllr Stewart Dobson, Cllr Charles Howard, Cllr Bill Moss, Cllr Tony Trotman (Vice Chairman), Cllr Fred Westmoreland, Cllr Ian West (Substitute) and Cllr Graham Wright (Substitute)

Also Present:

Cllr Mark Connolly, Cllr Tony Deane, Cllr Richard Gamble, Cllr Fleur de Rhé-Philippe, Cllr Jonathon Seed and Cllr Christopher Williams

66 **Membership and Apologies for Absence**

It was noted that following the Council meeting on 29 July 2014, Councillor Graham Wright had been removed as a full member of the Committee and added as a substitute member. Councillor Trevor Carbin had been added as a full member of the Committee.

Apologies had been received from Councillors David Jenkins and Terry Chivers.

Councillor Chivers was substituted by Councillor Wright, and Councillor Jenkins was substituted by Councillor Ian West.

67 **Declarations of Interest**

Councillor Fred Westmoreland declared a non-pecuniary interest in the Army Rebasing Masterplan item by virtue of his military career, but that he was able to consider army items on their merits and would debate and vote on the item.

68 **Chairman's Announcements**

The Chairman announced that with the agreement of the Committee the items on the agenda would be switched in order, with the Tisbury application taken first.

69 **Public Participation and Councillors' Questions**

The rules on public participation were noted. A question from Mrs Dawn Taylor-Cox was received, with a written response included within Agenda Supplement 2.

Further late observations and comments would be published as part of Agenda Supplement 3.

70 **14/04907/FUL: Nadder Hall, Weaveland Road, Tisbury, SP3 6HJ**

Public Participation

Mr Sam Lowings spoke in objection to the application.

Mr Paul Colebourne spoke in objection to the application.

Mrs Jacqueline Bertie spoke in support of the application.

Cllr Lacey, West Tisbury Parish Council spoke in objection to the application.

Cllr Patrick Duffy, Chairman of Tisbury Parish Council spoke in support of the application.

The Senior Planning Officer presented the application which recommended the application be approved. Key issues were stated to include the scale and design of the new build, parking and the access arrangements. Attention was drawn to the late list of observations and changes to the recommendation contained in Agenda Supplement 3.

Members of the Committee then had the opportunity to ask technical questions of the officer. In response to queries it was confirmed that should items of archaeological interest be discovered on site during the course of any new building, work would be halted for further investigation. Details were also sought on how close the nearest dwellings would be, particular to the accesses, and for details of the landscape plan.

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

The Local Member, Councillor Tony Deane, then spoke in support of the application, highlighting the benefits to the wider community area, extent of consultation on the proposals, and efforts to mitigate those concerns which had been raised.

A debate followed, where the provision on parking on the site was raised in light of concerns from the parish council, and it was stated officers felt that the current proposed level was sufficient, but details were sought for proposed materials used for the proposed meadow space which might permit, on rare occasions, overflow parking if required. The footprint of the new build was discussed, with the elimination of current structures meaning it was comparable or even smaller than that currently on the site. Drainage issues and the consultation on the campus proposals were also discussed.

At the conclusion of debate, it was,

Resolved:

That the application is delegated to the Area Development Manager (South), to Approve subject to the conditions set out below:

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 of the following matters have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The means of access to the site (specifically the alignment at the access point).**

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

REASON: In the interest of highway safety and pedestrian access.

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

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

4. No development shall commence on site until details of the finish to external timber, including any paint or stain to be used on the exterior of the buildings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use / occupied

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

5. No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development brought into use

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

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 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.

7. The development will be constructed in strict accordance with the Construction Method Statement by Ecosulis Ltd.,

Reason: to ensure that no wildlife species are harmed as a result of the works.

8. Management of the site following construction will incorporate the prescriptions given in the Ecological Management Strategy by Ecosulis Ltd.

Reason: to ensure that the site is managed for the benefit of biodiversity, in line with the requirements of the NPPF.

9. The development hereby approved shall be carried out between the hours of 0730 to 1800hrs Monday to Friday, 0800 to 1300hrs Saturdays, and at no time on Sundays and Bank Holidays.

Reason: In the interest of the amenity of the area.

10. No part of the development hereby permitted shall be first brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

11. 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

12. The development hereby permitted shall not be first brought into use until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details 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.

13. 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 in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication “*Guidance Notes for the Reduction of Obtrusive Light*” (ILE, 2005)”, have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

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

14. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

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

15. No development shall commence on site until a scheme of water and energy efficiency measures to reduce the water and energy consumption of the development hereby approved has been submitted to and approved by the Local Planning Authority. Before any of the dwellings are occupied, the approved measures shall be implemented and brought into operation in accordance with the approved scheme and thereafter retained.

REASON: In the interests of the conservation of water and energy resources.

16. The development hereby approved shall be carried out in accordance with the detailed documents plans and specifications listed below:

Design & Access Statement, April 2-14, received 13/05/14

Flood risk Assessment, May 2014, received 13/05/14

Transport Statement, April 2014, received 13/05/14

Construction Method Statement, April 2014, received 13/05/14

Ecological Mitigation and Enhancement Strategy, April 2014, received 13/05/14

Phase 1 habitat survey, Bat Surveys September 2013, received 13/05/14

Arboriculture Report, November 2013, received 13/05/14

Landscape & Visual Appraisal, April 2014, received 13/05/14

Desk study and Ground Investigation – Final report, December 2013, received 13/05/14

Mechanical & Electrical Building Services Stage 1 Report, November 2013, received 07/07/14

Low or Zero Carbon Technologies Feasibility Report, November 2013, received 07/07/14

Plan ref No: P (0) 01 Site Location Plan, dated 29/11/2013, received 13/05/14

**Plan ref No: 5111858-LA-DR-100-007, Rev P1 Proposed External Works
Preschool and Sure Start General Arrangements, dated 23/04/2014, received
13/05/14**

**Plan ref No: 5111858-LA-DR-100-004 Proposed External Works Planting Plan
and Schedules, Rev P1, dated 23/04/2014, received 13/05/14**

**Plan ref No: 5111858-LA-DR-100-003, Rev P1 Proposed External Works Site
Clearance and Tree Protection, dated 23/04/2014, received 13/05/14**

**Plan ref No: 5111858-LA-DR-100-001, Rev P1 Proposed External Works General
Arrangements, dated 23/04/2014, received 13/05/14**

**Plan ref No: 5111858-LA-DR-100-005, Rev P1 Proposed External Works Site
Sections – 1 of 2, dated 30/04/2014, received 13/05/14**

**Plan ref No: 5111858-LA-DR-100-006, Rev P1 Proposed External Works Site
Sections – 2 of 2, dated 30/04/2014, received 13/05/14**

Plan ref No: P (0)11, Indicative Site Plan, received 13/05/14

Plan ref No: P (0)14, Proposed Elevations (Sheet 01), received 13/05/14

Plan ref No: P (0)13, Proposed Roof Plan, received 13/05/14

Plan ref No: P (0)12, Indicative Layout Reduced Scope Plan, received 13/05/14

Plan ref No: P (0)19, Proposed GA Sections, received 13/05/14

Plan ref No: P (0)17, Proposed elevation (Sheet 04), received 13/05/14

Plan ref No: P (0)16, Proposed Elevations (Sheet 03), received 13/05/14

Plan ref No: P (0)15, Proposed Elevations (Sheet 02), received 13/05/14

**Plan ref No: P (0)18, Proposed Elevations & Section Workshop, received
13/05/14**

**Plan ref No: 5111858-LA-DR-100-001, Rev P1 General Arrangements received
13/05/14**

Reason: in the interest of clarity

**17. No development shall commence on site until details of the proposed
access link at the western end of the site have been submitted to and approved
in writing by the local planning authority. No part of the development shall be
first brought into use until the new access link has been provided in
accordance with the approved details.**

**Reason: To provide a satisfactory access to the site in the interests of highway
safety.**

INFORMATIVE:

Surface Water Drainage

**The applicant proposes to direct all surface water to soakaways. This is the
preferred option, providing ground conditions permit and percolation tests
demonstrate that they are appropriate.**

INFORMATIVE:

**The surface water soakaways may require the approval of the Local Authority's
Building Control Department and should be constructed in accordance with the
BRE Digest No 365 or CIRIA Report 156 "Infiltration Drainage, Manual of Good
Practice". Only clean, uncontaminated surface water should be discharged to
soakaway.**

Pollution Prevention During Construction

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:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

Sustainable Construction

Sustainable design and construction should be implemented across the proposed development. BREEAM standards should be used in the design and construction of the development. This is important in limiting the effects of and adapting to climate change. Running costs of the buildings can also be significantly reduced.

71 Army Basing Masterplan

A presentation was received from Lt Col John Fox and Mr David Alderson for the Defence Infrastructure Organisation (DIO) on the Army Rebasing Masterplan (ABP), noting the vital strategic importance of the Salisbury Plain areas as a training and housing area for the army for its restructure plans, and the necessary work to assess, prepare for and mitigate the impact of thousands of additional soldiers and service families not just on the military bases in the area, but infrastructure and housing in the immediate and wider areas around those bases, including transport assessments and improvements, education facilities to be constructed and some limited additional employment opportunities. The level of consultation with local communities and stakeholders was noted, and it was emphasised that the most specific concerns relating to individual areas would need to be addressed in detail at the stage when applications were to be submitted, beginning in late 2014.

The Area Development Manager also delivered a presentation, drawing the attention of the Committee to the additional documents and alterations that had been received since the publication of the agenda, and which would also be available on the council's website. The planning policy considerations were detailed, and it was highlighted that by receiving the Masterplan and encouraging resolution in specific areas, the council would not fetter its discretion when considering future applications in relation to the Masterplan.

Members of the Committee then had the opportunity to ask technical questions of the officers and the team from the DIO. In response to queries it was stated that at the current time details of how many troops and service families would be moved at what stages could not be provided, which was in part a commercial decision and requiring

MoD approval, though it was intended that where possible families would be moved during school holiday's to ensure a simpler transition.

Details were also sought on the continuing work of officers and the DIO with stakeholders such as the NHS to ensure adequate services for the preferred sites. It was also confirmed that the additional housing required for service families did not count towards meeting the housing requirement of the emerging Wiltshire Core Strategy as it was not arising from growth of the Wiltshire population.

Local Unitary Members Councillors Chris Williams, Mark Connolly and Graham Wright then spoke in turn regarding the Masterplan, highlighting the importance of civilian-military integration and meeting the infrastructure needs arising from the plan, as well praising the level of consultation that had taken place, although there would be a need to continue to monitor the situation closely and work with local MPs such as Claire Perry MP to apply pressure where it was needed moving forward.

A debate followed, where members of the Committee discussed the presentations that had been received and the great significance of military ties to Wiltshire's settlements and people, and recognising the situation was changing rapidly as the DIO continued to resolve remaining issues, as could be seen in the supplement papers.

At the conclusion of debate, it was,

Resolved:

That the Strategic Planning Committee notes the evolving Army Basing Programme Master Plan as foreshadowed by the emerging Wiltshire Core Strategy.

That the Strategic Planning Committee recognises the work done to date and encourages the DIO to reach agreement with the Associate Director for Economic Development and Planning on the following matters of principle before finalising the Master Plan:

- **The outstanding issue relating to the impact of additional water abstraction arising from ABP being addressed to the satisfaction of the Council, in consultation with the Environment Agency and Natural England;**
- **The outstanding issue relating to the impact of foul water discharge from ABP on phosphate levels in the River Avon being addressed to the satisfaction of the Council in consultation with the Environment Agency and Natural England;**
- **The outstanding issue relating to the potential impact of increased recreational pressure on Salisbury Plain from ABP on protected species being addressed to the satisfaction of the Council;**

That the Strategic Planning Committee encourages the DIO to resolve the following matters prior to the submission of planning applications:

- The outstanding issue relating to the potential need to provide additional STW capacity from ABP at Larkhill being addressed to the satisfaction of the Council in consultation with English Heritage;
- The outstanding issue relating to the potential impact of the Larkhill SFA on the setting of Stonehenge and the WHS being addressed to the satisfaction of the Council in consultation with English Heritage;
- The outstanding issue relating to unknown underground archaeology being addressed to the satisfaction of the Council;
- The outstanding issues relating to the design of the mechanisms required to ensure delivery of essential infrastructure made necessary by ABP being addressed to the satisfaction of the Council.
- The Highways Agency raising no material objections;
- Veolia raising no material objection to water supply and foul water processing capacities at Tidworth and Ludgershall.

72 **Date of Next Meeting**

The date of the next meeting was confirmed as 17 September 2014.

(Duration of meeting: 2.00 - 4.20 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

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