

STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 10 DECEMBER 2014 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Andrew Davis (Chairman), Cllr Tony Trotman (Vice Chairman), Cllr Trevor Carbin, Cllr Terry Chivers, Cllr Stewart Dobson, Cllr Charles Howard, Cllr David Jenkins, Cllr Bill Moss, Cllr Christopher Newbury and Cllr Fred Westmoreland

Also Present:

Cllr George Jeans and Cllr Jerry Wickham

83 **Apologies for Absence**

An apology for absence was received from Cllr Glenis Ansell.

84 **Minutes of the Previous Meeting**

Resolved:

To approve and sign as a correct record the minutes of the Committee meeting held on 22 October 2014.

85 **Declarations of Interest**

There were no declarations of interest made at the meeting.

86 **Chairman's Announcements**

There were no Chairman's Announcements.

87 **Public Participation and Councillors' Questions**

There were no questions received from members of the Council.

Members of the public addressed the Committee as set out in Minute Nos.89 - 91below.

- 88 **14/04846/OUT - Land South of A365 (Western Way), Bowerhill, Melksham - Residential Development of up to 255 Dwellings, 700 sq.m. of Class A1 Retail Provision and Vehicular Access off Pathfinder Way. (Outline application to determine access)**

The Chairman informed the Committee that the application had been withdrawn by the applicant.

- 89 **14/06650/OUT - Castle Works, Castle Road, Salisbury, SP1 3SB - Demolish existing buildings and development of site with an eco-village of 60 dwellings, open space amenity areas, new footpaths, parking spaces and internal site road**

The following people spoke in support of the proposal:

Mr Mark Vaughan, representing the applicant
Mr James Cleary, the agent

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

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.

During discussion the following points were raised:

- Concern was expressed that the north east corner of the proposed development should not overshadow the site of the castle at Old Sarum. The Case Officer reassured the Committee that the revised plans would insure that the view of the castle site would not be impeded.
- Members of the Committee considered that there was a need to ensure that all soft landscaping should be maintained.

Resolved:

To delegate the Area Development Manager (South) to grant planning permission following completion of a Section 106 agreement covering the following matters:

- (a) A scheme for the relocation of the two main businesses;**
- (b) Delivery of affordable housing; and**

- (c) Financial contributions towards education, public open space, the Wessex Stone Curlew Project, and waste and recycling bins.

And subject to the following conditions:-

- 1) Approval of the details of the Scale, Appearance and Layout of the buildings, and Landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only and is granted under 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 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004.

- 2) Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the Scale, Appearance and Layout of the buildings, and Landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: This permission is in outline only and is granted under 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 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004.

- 3) Application for approval 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: This permission is in outline only and is granted under 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 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004.

- 4) 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.

Reason: This permission is in outline only and is granted under 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 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004.

- 5) All soft landscaping comprised in the approved reserved matters (landscaping of the site) 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 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.

- 6) No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, vehicle overhang margins, visibility splays, accesses, carriageway gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall not be first occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, vehicle overhang margins, visibility splays, accesses, carriageway 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 are laid out and constructed in a satisfactory manner.

- 7) No development shall commence on site until a scheme for the management, maintenance and long term retention of the existing tree screen along the northern boundary of the site has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance of the tree screen shall be carried out in accordance with the scheme thereby approved.

REASON: To ensure the preservation of a satisfactory landscaped setting for the development in the interests of amenity and the protection of existing important landscape and heritage features.

- 8) No development shall commence on site until a written programme of phased 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 in writing by the Local Planning Authority. The approved programme of archaeological work shall be carried out in accordance with the approved details.

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

9) Before development commences the applicant shall commission the services of a competent contaminated land consultant to carry out a detailed contaminated land investigation of the site and the results provided to the Local Planning Authority. The investigation must include:

- **A full desktop survey of historic land use data;**
- **A conceptual model of the site identifying all potential and actual contaminants, receptors and pathways (pollution linkages);**
- **A risk assessment of the actual and potential pollution linkages identified;**
- **A remediation programme for contaminants identified. The remediation programme shall incorporate a validation protocol for the remediation work implemented, confirming whether the site is suitable for use.**

The remediation programme shall be fully implemented and the validation report shall be forwarded to the Local Planning Authority prior to habitation of the development.

Reason: In the interests of public health and safety.

10) Development shall not begin 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 should also include details of how the scheme shall be maintained after completion and to make adequate provision for potential overland flows.

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

11) No development approved by this permission shall be commenced until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved in writing by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

Reason: To prevent pollution of the water environment

12) No development shall commence on site until details of bat roost and bird nesting features, to be built into the design of new buildings, have been submitted to and agreed in writing by the local planning authority. Details shall include the number, design and locations of

bat roost and bird nesting features, which shall be provided in accordance with a timetable to be agreed by the local planning authority.

Reason: In the interests of protected species and biodiversity

13)No development shall commence on site until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details before the first occupation of the development.

Reason: In the interests of sustainable development and prudent use of natural resources.

14)No development shall commence on site until a scheme to mitigate the noise associated with the Salisbury RFC clubhouse has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details prior to the first occupation of the development hereby permitted, unless an alternative timetable is agreed in the approved details.

Reason: To ensure that the existing recreation and proposed residential uses are compatible.

15)No development shall commence until details of acoustic fencing to the north-eastern boundary of the site (adjacent to the Salisbury RFC clubhouse) has been submitted to and agreed in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details prior to the first occupation of the development hereby permitted, unless an alternative timetable is agreed in the approved details, and shall be retained and maintained as such at all times thereafter.

Reason: To ensure that the existing recreation and proposed residential uses are compatible.

16)No demolition or construction works shall take place outside the hours of 0730 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays or at any time on Sundays & Banks Holidays.

Reason: In the interests of neighbouring amenity.

INFORMATIVES:

Water efficiency condition

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Grey water recycling and rainwater harvesting should be considered. Any submitted scheme should include detailed information (capacities, consumption rates etc) on proposed water saving measures. Manufacturer's specifications should not be submitted. Applicants are advised to refer to the following for further guidance:

<http://www.environment-agency.gov.uk/homeandleisure/drought/31755.aspx>
<http://www.savewatersavemoney.co.uk/>

Nesting birds

The adults, young, nests and eggs of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay altering or removing such features until after young birds have fledged.

Site Waste Management

In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that a SWMP should contain depends on the estimated build cost, excluding VAT. The duty of care for waste must also be complied with. Because all waste movements need to be recorded in one document, having a SWMP will help to ensure compliance with the duty of care. This can be incorporated into the Construction Environmental Management Plan (CEMP). Further information can be found at <http://www.netregs-swmp.co.uk>

Pollution Prevention During Construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. 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 and the control and removal of spoil and wastes. The Environment Agency's Pollution Prevention Guidelines should be referred to, which can be found at:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

Pollution prevention measures should be included within the CEMP.

90 **14/06624/FUL - Land adjacent to Quarryfields Industrial Estate, Mere, BA12 6LA - Erect New Factory incorporating Storage Areas, Offices, Brush Museum, Areas used for Goods In and Goods Out and the formation of Vehicular and Pedestrian Access thereto**

The Committee received a presentation by the Area Development Manager (South) which set out the main issues in respect of the application. He introduced the report which recommended that planning permission be approved subject to conditions. He referred to late representations which had been received from the Wiltshire Council Archaeologist who recommended that further trenched evaluation of the site was not necessary.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received a statement from Cllr L Traves, expressing the views of Mere Parish Council regarding the planning application which were in support of the application.

On hearing the views of Cllr George Jeans, the local Member, in support of the application and after discussion,

Resolved:

To grant planning permission 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 **Notwithstanding the details set out in the application particulars, 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.

- 3 **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:-**
 - a) **location and current canopy spread of all existing trees and hedgerows on the land;**
 - b) **full details of any to be retained, together with measures for their protection in the course of development;**
 - c) **a detailed planting specification showing all plant species,**

supply and planting sizes and planting densities;
d) finished levels and contours;
e) means of enclosure;
f) car park layouts;
g) other vehicle and pedestrian access and circulation areas;
h) all hard and soft surfacing materials;
i) minor artefacts and structures (e.g. furniture, refuse and other storage units, signs, lighting etc);
REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 4** 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.
- 5** 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.
- 6** 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.

7 Notwithstanding the details set out in the application particulars, 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 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.

8 No materials, goods, plants, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored above a height of 10 metres above the existing ground level outside any building on the site without the prior approval in writing of the Local Planning Authority.

REASON: In the interests of the appearance of the site and the amenities of the area.

9 Development shall be carried out strictly in accordance with the "Enhancement and Mitigation Options" set out in the Provisional Ecological Appraisal by SLR Global Environmental Solutions dated March 2013.

REASON: In the interests of wildlife protection and enhancement.

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

21410/HA/01B dated 08/2013 and received by lpa 09/07/2014

21410/HA/2A dated 08/2013 and received by lpa 09/07/2014

21410/CS/1 dated 07/2013 and received by lpa 09/07/2014

21410/CS/2 dated 07/2013 and received by lpa 09/07/2014

07256-1G dated 04/07/2014 and received by lpa 09/07/2014

07256-2Z dated 04/07/2014 and received by lpa 09/07/2014

07256-3Z dated 01/07/2014 and received by lpa 09/07/2014

07256-4Z dated 01/07/2014 and received by lpa 09/07/2014

07256-5Z dated 01/07/2014 and received by lpa 09/07/2014

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

INFORMATIVE TO APPLICANT: The consent hereby granted

shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

INFORMATIVE TO APPLICANT: Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

91 **14/06780/OUT - Land at The Hill Brush Co Ltd, Woodlands Road, Mere, BA12 6BS - Demolition of Existing Factory and Dwelling known as Maltot. Erection of 134 Dwellings with Supporting Infrastructure. (Hybrid full and outline application)**

The following people spoke against the proposal:

Mrs I McCullum, a local resident
Mr LR Stanton, a local resident
Mr Branscombe

The Committee received a presentation by the Area Development Manager (South) which set out the main issues in respect of the application. He introduced the report which recommended that planning permission be approved subject to conditions and a Section 106 legal agreement. He referred to the late representations which had been received which were:

- A response from Wiltshire Council Environmental Services in relation to Public Open Space. An objection had been raised until Public Open Space provision levels as set out in their response had been agreed by means of a Section 106 agreement.
- A response from Wiltshire Council Leisure Services recommending that Section 106 contributions in respect of leisure services be spent on upgrading the sports hall and changing accommodation or on a local indoor leisure facilities project in the vicinity of the development.

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.

The Committee then heard the views of Cllr George Jeans, the local Member, who, whilst supporting the application, expressed concern regarding highway issues and the use of Woodlands Lane, a single carriageway, by vehicles to and from the site. He suggested that a sign be erected at the exit to the site

directing traffic to the Shaftesbury Road and away from Woodlands Road. The Committee noted that Mere Parish Council has also expressed these concerns.

During discussion the following points were raised:

- There as a need to ensure that there was adequate open space, refuse bins and also sufficient leisure facilities in the area.
- The Section 106 Agreement should include provision for adequate primary school places. With regard to secondary school places, it was noted that students were educated a a secondary school in Gillingham, Dorset and Dorset Education Authority had so far not responded to this Council's consultation.

Resolved:

To delegate the Area Development Manager (South) to grant planning permission following completion of a Section 106 agreement covering the following matters:

- **A requirement for the new factory planning permission to be completed prior to implementation of the housing planning permission;**
- **A requirement for a minimum of 10% of the houses to be 'affordable';**
- **A requirement for a financial contribution to be made towards the cost of additional education provision made necessary by the housing development;**
- **In the event of a surplus being available after the final calculation of the education contribution, a requirement for a financial contribution to be made towards the local 'footpath improvement project' or other local infrastructure made necessary by the development;**
- **In the event of a surplus being available after the final calculation of the education contribution, a requirement for a financial contribution to be made towards waste collection containers.**

And subject to the following planning conditions –

- 1 Phase 1 (the 'full' element) of the development hereby permitted shall be begun before the expiration of five 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 Phase 2 (the 'outline' element) of the development hereby permitted shall be begun either before the expiration of five 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.

3 No development in Phase 2 (the 'outline' element) 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;
- (e) The means of access to 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.

4 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.

5 Notwithstanding the details set out in the application particulars, no development shall commence on site within any particular phase until details and samples of the materials to be used for the external walls and roofs within the particular phase 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.

6 No development shall commence on site in any particular phase until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure within that particular phase have been submitted to and approved in writing by the Local

Planning Authority. Development of the particular phase shall be carried out in accordance with the approved details prior to the development being first occupied or in accordance with a programme to be first agreed in writing with the local planning authority.

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

7 No development shall commence on site in any particular phase until a scheme of hard and soft landscaping for that particular phase has been first submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-

a) location and current canopy spread of all existing trees and hedgerows on the land;

b) full details of any to be retained, together with measures for their protection in the course of development;

c) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;

d) finished levels and contours;

e) means of enclosure;

f) car park layouts;

g) other vehicle and pedestrian access and circulation areas;

h) all hard and soft surfacing materials;

i) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);

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 for any particular phase of the development 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 within the particular phase 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 within a particular phase shall also be carried out in accordance with the approved details prior to the occupation of any part of the development within the phase 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** 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 base course level between the dwelling and existing highway.

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

- 10** No dwelling shall be occupied until the parking space(s) together with the access thereto, have been provided in accordance with the approved plans.

REASON: In the interests of highway safety and the amenity of future occupants.

- 11** No development shall commence on site until details of the stopping up of all accesses proposed to be stopped up, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority. The details shall include a programme for the timing of the stopping up of the accesses. The stopping up of the accesses shall take place in accordance with the approved details. On completion of the development, the means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

- 12** Prior to first occupation of any dwelling hereby approved the developer shall implement the 'Welcome Pack' initiative set out in the Framework Residential Travel Plan dated April 2014. Following implementation of the initiative each and every first owner/occupier of any dwelling on the development shall receive from the developer the Welcome Pack.

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

- 13** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

- 14** Foul and surface water from the development shall be disposed of strictly in accordance with the schemes of disposal set out in the Flood Risk Assessment dated May 2014 accompanying the planning application.
REASON: To ensure satisfactory disposal of foul and surface water in accordance with the agreed scheme.
- 15** No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.
REASON: In the interests of sustainable development and climate change adaptation.
- 16** No development approved by this planning permission other than demolition works shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site has been 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.
- 17** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the

local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To protect controlled waters from pollution.

- 18 The development shall be carried out strictly in accordance with the 'measures' set out in the Ecological Mitigation Plan dated May 2014 accompanying the planning application.

REASON: To ensure wildlife interests are safeguarded.

- 19 Prior to commencement of the approved dwellings immediately adjacent to Shaftesbury Road and the Beaumont Business Centre, a scheme or schemes indicating how these dwellings will be insulated against noise disturbance from traffic using the road or industrial activities in the business centre shall be submitted to the local planning authority for approval in writing. The dwellings shall be constructed in accordance with the approved scheme(s) and the insulation measures shall be retained thereafter.

REASON: To safeguard the future amenities of the occupiers of these dwellings.

- 20 Prior to commencement of development the developer shall submit a Construction Management Plan for approval in writing by the local planning authority. This shall specify the hours of working (in particular, the hours during which potentially noisy equipment or machinery will be used), site traffic management plans (including routing plans for employee/contractor vehicles and delivery vehicles, areas on site for employee/contractor parking, and areas on site for loading/unloading of collection/delivery vehicles), and environmental controls (including locations of storage of fuels, etc.). The development shall be carried out strictly in accordance with the approved Construction Management Plan throughout the development phases.

REASON: In the interests of amenity.

- 21 The development hereby permitted shall be carried out in accordance with the approved plans listed in the attached schedule.

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

INFORMATIVE TO APPLICANT:

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 and Countryside and Rights of Way

Act 2000, it is an offence to disturb nesting birds, roosting bats and other protected species. You should note that the work hereby granted consent does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that the demolition would disturb any protected species. For further advice, please contact the district ecologist at Wiltshire Council.

INFORMATIVE TO APPLICANT:

The applicant will be aware of the badgers sett on the site and the possibility of further setts in the vicinity of the site, and as a consequence compliance with certain requirements and provisions of the Badgers Act 1991 may be necessary. If this is the case the applicant is advised to contact Natural England who are responsible for issuing licences relating to development on the site of badger setts.

INFORMATIVE TO APPLICANT:

The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

INFORMATIVE TO APPLICANT:

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].

INFORMATIVE TO APPLICANT:

The developer is advised to discuss the contaminated land issues relevant to the site and what works, if any, are required in order to comply with the relevant conditions attached to this approval. The developer should contact Peter Nobes at Wiltshire Council.

INFORMATIVE TO APPLICANT:

In designing the layout for Phase 2 the applicant is requested to take particular care with dwelling designs and sitings on that part of the site adjacent to The Bartletts to ensure the privacy and amenities of the occupiers of The Bartletts are safeguarded.

INFORMATIVE TO APPLICANT:

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered.

An appropriate submitted scheme to discharge condition no. 16 will include a water usage calculator showing how the development will not exceed a total (internal and external) usage level of 105 litres per person per day.

INFORMATIVE TO APPLICANT:

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>

INFORMATIVE TO APPLICANT:

There are ordinary watercourses within or in close proximity to the site. If it is intended to obstruct the flow in the watercourse (permanently or temporarily, including culverting), or construct a surface water outfall, you may require prior Land Drainage Consent from Wiltshire Council as the Lead Local Flood Authority. You are advised to contact the Drainage Team to discuss their requirements:-

<http://www.wiltshire.gov.uk/communityandliving/civilemergencies/drainage/drainageordinarywatercourseconsent.htm>

There must be no interruption to the existing surface water and 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 and that riparian owners upstream and downstream of the site are not adversely affected.

INFORMATIVE TO APPLICANT:

Subject to all necessary consents being first obtained and on completion of Phase 1, the applicant is requested to display a sign within the site close to its vehicular exit advising

motorists to turn right when leaving the site so as to avoid the narrow lanes to the south of the site. The detailed design and wording of the sign should be agreed with the local planning authority.

92 **Date of the Next Meeting**

Resolved:

To note that the next meeting was due to be held on Wednesday 21 January 2015 at County Hall, Trowbridge, starting at 10.30am.

93 **Urgent Items**

There were no items of urgent business.

(Duration of meeting: 10.30 am - 1.20 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

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