

Southern Area Planning Committee

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 27 JULY 2023 AT THE PUMP ROOM - THE OLD FIRE STATION ENTERPRISE CENTRE, 2 SALT LANE, SALISBURY, SP1 1DU.

Present:

Cllr Sven Hocking (Chairman), Cllr Trevor Carbin, Cllr Sam Charleston, Cllr Brian Dalton, Cllr George Jeans, Cllr Nabil Najjar, Cllr Bridget Wayman and Cllr Robert Yuill (Substitute)

177 **Apologies and Committee Membership changes**

Apologies were received from:

- Cllr Andy Oliver (Chairman) – Cllr Sven Hocking in the Chair.
- Cllr Richard Budden – substituted by Cllr Trevor Carbin
- Cllr Charles McGrath
- Cllr Rich Rogers – substituted by Cllr Robert Yuill
- Cllr Ian McLennan

The Committee noted the following Committee Membership changes:

- Cllr Richard Budden was appointed as a full member, replacing Cllr Trevor Carbin who would remain as a substitute.

178 **Minutes of the Previous Meeting**

The minutes of the meeting held on 29 June 2023 were presented.

Resolved:

To approve as a correct record and sign the minutes.

179 **Declarations of Interest**

Cllr Bridget Wayman noted for openness that she was a member of the AONB Partnerships Panel.

180 **Chairman's Announcements**

The Chairman explained the meeting procedure to the members of the public.

181 **Public Participation**

The committee noted the rules on public participation.

182 **Planning Appeals and Updates**

The committee received details of the appeal decisions as detailed in the agenda.

It was;

Resolved:

To note the Appeals Report.

183 **Application Number: PL/2022/05051 - Land North of Holden Farm, Hindon Stagger, East Knoyle, Salisbury, SP3 6DE**

Public Participation

There were no registered speakers.

The Planning Team Leader, Adam Madge, introduced a report which recommended that the application for a proposed highway depot for Wiltshire Council comprising of one covered building with associated external yard area, to include 1000T salt store, 4no. vehicle bays, vehicle circulation area and two storey welfare accommodation. The external yard area to include a vehicle wash down, weighbridge, fuel filling facilities and a battery store with ecological water treatment system to the south of site. The application was recommended for Approval with conditions.

Proposed elevation drawings, illustrations and photos of the site were shown and explained.

It was explained that the application process had taken some time. There was an established strategic need for a salt store in the area. Highways had found it difficult to get to the current salt store in the Mere area during spells of bad weather. Other sites had been explored as set out in the report.

Concerns had been raised around lighting on the site, due to the location in the AONB. The proposed lighting, as outlined in the report was reported to meet with the minimum standards as set out in the Dark Sky policy.

The Chairman read information relating to the proposed lighting on the site, which had been provided by the Case Officer. The Committee noted that lighting would be dimmed to 10% at night when no person was on site to provide a level of security for the building and site.

There would be an automatic activation of the lights if triggered by a person, bringing the light up to 100% (pure down light only). 20 minutes after a movement trigger, the lights would return to 10% and stay there until

daylight. This format of lighting was the same as was used at the railway stations in the area.

The site was in the AONB. The proposed lighting was considered acceptable as the site would have minimal usage, only when weather conditions required salt to be spread.

This application had been brought to committee as the applicant was Wiltshire Council and there had been one objection from a third party and an objection from the Parish Council.

Members of the committee then had the opportunity to ask technical questions of the officer. Details were sought on the level of lighting proposed. The report stated the lighting would meet E2 standards and not E0 standards. The Division Member Cllr Bridget Wayman noted that in an AONB, the application should be conditioned to meet Dark Sky standards E0, which required lighting to be completely off when not in use, rather than reduced to 10%. The Officer explained that a maintained 10% of lighting was for safety, CCTV and operational reasons and that the proposed E2 did comply with Dark Sky policies.

Clarification on the alternative site exploration process and reasons for the proposed site being chosen was provided. The current site was found to be suitable after a lengthy process had been carried out to look at all possible alternatives against set criteria.

Landscaping and planting as set out in the report was discussed, with a question on whether more established trees or bushes could be included to limit the view from the rise of the road. The Committee was directed to the Landscaping Officer's response within the report, noting the proposed scheme was adequate, however if the Committee was mindful to approve the application, the type and/or size of trees used could be detailed within the conditions.

The status of a bridleway running through the site was clarified, in that if the application was approved, the applicant would apply to divert the bridleway.

The filtration system would manage all materials and was stated as being the same style of filtration system as used on a site at similar site in Amesbury.

The site would be able to operate with the proposed E2 lighting standards. Officers did not know whether restricting the site to E0 standards would cause the site to be inoperable. The Committee could if it wished, approve the application, subject to holding a discussion with the Chairman, Officers and the Division Member, to explore whether the site could remain functional if restricted to E0 lighting standards, it was mindful however, that restricting the site to E0 lighting standards, may impact the facility in such a way, making the operation unviable and therefore supported a bare minimum approach to the lighting, due to the location being in the AONB.

There were no registered public speakers.

The unitary division member, Councillor Bridget Wayman then spoke to the application. The site was a brownfield site, which unfortunately was on the top of a hill, making it more visible within the AONB. Cllr Wayman was in support of the application if the lighting could be restricted to conform to E0 standards.

In addition to a change to the lighting, Cllr Wayman asked for the planting scheme to include larger trees where it was visible from the rise of the A350 on southern side.

Cllr Wayman then moved a motion of Approval in line with the Officer recommendation, with the additional planting condition and the request to hold a discussion to explore the options for restricting lighting to E0 standards, or as near to it as was functionally possible.

This was seconded by Cllr Sven Hocking.

There was no further debate. Members then voted on the motion of Approval with the amended planting condition, and subject to a formal discussion involving the Case Officer, the Chairman, the Applicant, the Division Member and other relevant parties, to explore the viability of meeting E0 lighting standards.

It was;

Resolved

That planning permission for application PL/2022/05051, Land North of Holden Farm, Hindon Stagger, East Knoyle SP3 6DE, be Approved, subject to the following conditions:

Conditions (23):

- 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:**

Application form received 30/06/2022

Welfare First Level Plan Drg no WCHD - TBC -HS-01-DR-A-0206 Rev P.1 received 30/06/2022

Proposed roof plan Drg no WCHD - TBC -HS-ZZ-DR-A-0201 Rev P.1 received 30/06/2022

Proposed building plan Drg no WCHD - TBC -HS-00-DR-A-0200 Rev P.1 received 30/06/2022

Flood risk assessment received 30/06/2022

3D View - Interior Perspective- Salt Store- Drg no WCHD - TBC -HS-ZZ-SK-A-9103 Rev P.1 received 30/06/2022

Proposed site plan Drg no WCHD - TBC -HS-00-DR-A-003-Rev P3 received 13/02/2023

Proposed site plan – site section Drg no WCHD - TBC -HS-ZZ-DR-A-002-Rev P2 received 13/02/2023

Noise Impact Assessment (NIA) carried out by Hydrock dated 3rd June 2021 (ref: 17889-HYD-XX-XX-RP-Y-1001-P01) received 30/06/2022

Proposed Tree Removal Plan Drg no WCHD-TBC-HS-ZZ-SK-A-9010 Rev P1 received 30/06/2022

Tree protection plan received 30/06/2022

Welfare Accommodation Ground Level Plan Drg no WCHD-TBC-HS-00-DR-A-0205 Rev P1 received 30/06/2022

Design and access statement received 30/06/2022

Technical design note part 1 - Foul and Surface Water Drainage Strategy received 30/06/2022

Technical design note part 2 - Foul and Surface Water Drainage Strategy received 30/06/2022

Desk study and ground investigations 1-4 received 30/06/2022

3D View - East Elevation Perspective Drg no WCHD-TBC-HS-ZZ-SK-A-9101 Rev P1 received 30/06/2022

Plant schedule rev C02 received 13/02/2023

Proposed PV Panel Installation Plan Drg no 7707E3010P3 received 30/06/2022

Proposed Elevations Drg no WCHD-TBC-HS-ZZ-DR-A-2000 Rev P1 received 30/06/2022

3D View - Internal Perspective - Vehicle Bays Drg no WCHD-TBC-HS-ZZ-SK-A-9104 Rev P1 received 30/06/2022

Site Location Plan Drg no WCHD-TBC-HS-00-DR-A-0001 Rev P1 received 30/06/2022

Page 453D - Exploded Axonometric Drg no WCHD-TBC-HS-ZZ-SK-A-9100 Rev P1 received 30/06/2022

Proposed Sections WCHD-TBC-HS-ZZ-DR-A-3101 Rev P1 received 30/06/2022

3D View - West Elevation Perspective Drg no WCHD-TBC-HS-ZZ-SK-A-9102 Rev P1 received 30/06/2022

Proposed Elevations Welfare Drg no WCHD-TBC-HS-ZZ-DR-A-2001 Rev 01 received 18/07/2022

Waste audit received 31/08/2022

Archaeology - Geophysics Report 22-0024.01 (dated Sept 2022) received 08/09/2022

Shadow habitats regulations assessment received 13/02/2023.

External Lighting Layout Proposal. Drg no: 7707/E/3001 Revision P3. (Proair Consultants, Dec 2020). received 13/02/2023.

Landscape Proposals Plan. Drg on (NPA-11198-300. (Nicholas Pearson Associates, 14/06/2021) received 13/02/2023.

External lighting levels Drg no7707/E/3003 Revision P2 received 13/02/2023.

External Lighting Isolux Plot with Lanterns at 100% when facility is in operation. Drg no: 7707/E/3003 Revision P1. (Proair Consultants, Dec 2020). received 13/02/2023.

External Lighting Isolux Plot with Lanterns at 10% Automatic Night Standby Mode. Drg on: 7707/E/3004 Revision P1. (Proair Consultants, Dec 2020). Received 13/02/2023.

Landscape and visual impact assessment received 13/02/2023.

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

3) No development shall commence within the area indicated by application PL/2022/05051 until:

- a) 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 in writing by the Local Planning Authority; and**
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.**

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

- 4) The development hereby permitted may not commence until such time as a scheme to manage water quality and flow from all sources of water originated from the site has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.**

REASON To ensure that the proposed salt storage facility does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework and Position Statement G1 – Direct inputs into groundwater, G7 – Evidence of pollution from liquid effluent and G13 – Sustainable drainage systems of the ‘The Environment Agency’s approach to groundwater protection’.

5) Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

- 1. A preliminary risk assessment which identifies:**
 - 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 the 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 written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework.

6) Prior to any phase of development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework.

7) 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 a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 174 of the National Planning Policy Framework.

- 8) The development hereby permitted may not commence until such time as a scheme to secure an acceptable means of water supply has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented in accordance with the approval, or any changes as may subsequently be agreed, in writing, by the local planning authority.

REASON: To ensure that the proposed development does not harm the water environment in line with paragraph 174 of the National Planning Policy Framework.

- 9) The development hereby permitted shall not be occupied at any time other than by Wiltshire Council in its role as Local Highway Authority.

Reason: The development is sited in a location where the Local Planning Authority, having regard to planning policies pertaining to the area and in respect to car parking requirements, would not permit an unrestricted commercial use.

- 10) No development shall commence on site until full details of the proposed access improvements have been submitted to and approved in writing by the Local Planning Authority. The proposed access improvements shall thereafter be implemented in full prior to the development being first brought in to use.

Reason: In the interests of highway safety.

- 11) Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

Reason: To ensure that the highway is not inundated with private water.

- 12) 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 always be maintained for those purposes thereafter.

Reason: In the interests of highway safety.

- 13) No development shall commence on site until the following details have been submitted to and approved in writing by the Local Planning Authority:

- Calculations and drawings for the drainage system design showing conveyance routes are designed to convey without flooding the critical 1 in 30 year + climate change rainfall event
- Calculations and drawings for the drainage system design showing

attenuation features are designed to attenuate without flooding the critical 1 in 100 year rainfall event + climate change

- Hydraulic Models should set the MADD factor / additional storage volume factor to 0m³ / ha in order to prevent an overestimation of storage capacity in the proposed drainage network.
- The attenuation features have been sized using the slowest infiltration rate observed from testing (in accordance with BRE365)
- The drainage layout includes the dimensions and attenuation volume required for the SuDS features, based upon the calculations referred to above.
- Cross sections of the treatment cells within the Ecological Treatment System.
- Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change rainfall event that minimise the risk to people and property.

REASON: The application did not contain sufficient information and the above is required to ensure effective drainage is maintained on site to prevent impacts on the ground water.

- 14) No development shall commence on site until a construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

REASON: To ensure that the development is carried out in a manner to protect the vegetation on site and to avoid impact on the ground water

- 15) All noise attenuation measures and recommendations, as detailed in Section 4 and 5 of the Noise Impact Assessment (NIA) carried out by Hydrock dated 3rd June 2021 (ref: 17889-HYD-XX-XX-RP-Y-1001-P01) shall be implemented in full and maintained at all times thereafter. Notwithstanding the approved NIA development shall be restricted to four HGVs operating on site at one time during the night time hours (23.00hrs to 07.00hrs).

REASON: In the interests of residential amenity.

- 16) No development shall commence on site until a scheme of acoustic insulation and noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme should specify the acoustic insulation and other measures to be put in place to prevent and control the emission from all ancillary plant to be installed at the development including noise from air source heat pumps (ASHP's), generators and combined heat power (CHP) engines. The approved scheme shall be implemented in full before the use commences and maintained at all times thereafter.

REASON: In the interests of residential amenity.

- 17)The scheme shall be based on an acoustic assessment undertaken in accordance with BS4142:2014 +A1:2019. The scheme shall be designed to achieve a rating level of 5dB below the Background (LA90) level for the evening period (19:00 – 23:00) shown in table 3 of Hydrock Hindon Stagger Salt Depot Noise Impact Assessment dated 3rd June 2021 Document reference 17889-HYD-XX-XX-RP-Y-1001-PO1.**

REASON: In the interests of residential amenity

- 18) Prior to first use of the lighting scheme hereby approved, the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E0 in the ILP document “Guidance Notes for the Reduction of Obtrusive Light - Guidance Note 01:20. A letter written by a suitably qualified member of the ILP confirming this shall be submitted to the Local Planning Authority. The scheme shall thereafter be permanently retained in accordance with the details submitted.**

REASON: In the interests of the requirement to reduce light pollution in the International Dark Sky Reserve of the Cranbourne Chase AONB

- 19)No construction shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.**

REASON: In the interests of the amenity of nearby residential properties

- 20)Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:**

- a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.**
- b) Working method statements for protected/priority species, such as nesting birds and reptiles.**
- c) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.**

- d) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).**
- e) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence. Development shall be carried out in strict accordance with the approved CEMP.**

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

- 21) Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets. The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.**

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

- 22) The development will be carried out in strict accordance with the following documents:**

- Sections 6 and 7 of the Ecological Impact Assessment. Hindon Stagger, East Knoyle, Wiltshire. (ethos Environmental Planning, January 2023).**
- Landscape Proposals Plan. Drawing Number: (NPA-11198-300. (Nicholas Pearson Associates, 14/06/2021).**
- External Lighting Layout Proposal. Drawing Number: 7707/E/3001 Revision P3. (Proair Consultants, Dec 2020).**
- External Lighting Isolux Plot with Lanterns at 100% when facility is in operation. Drawing Number: 7707/E/3003 Revision P1. (Proair Consultants, Dec 2020).**
- External Lighting Isolux Plot with Lanterns at 10% Automatic Night Standby Mode. Drawing Number: 7707/E/3004 Revision P1. (Proair Consultants, Dec 2020).**
- Biodiversity Net Gain Results. (Ethos Environmental Planning, February 2023).**

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

23) No development shall commence on site until a revised landscaping plan has been submitted to and agreed by the Local Planning Authority to replace the feathered whips on the southern side of the reed bed with the same number of larger trees; species, number of trees and siting to be included with the revised landscape plans.

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

Informatives (4)

1) Pollution Prevention During

Construct 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
- wheel washing and vehicle wash-down
- 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.

2) Diversion Of Rights Of Way

Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site. The right of way must be kept open at all times until an order has been confirmed and the alternative, if applicable, has been certified by Wiltshire Council.

3) Surface water drainage

The surface water drainage strategy must comply with Wiltshire Council's Surface Water Soakaway Guidance, which sets out the standards that must be met for planning approval and adoption.

4) Lighting

Regarding the development conforming to E0 lighting standards, it was suggested at committee that a meeting is convened between the AONB dark skies/lighting advisor and local planning authority and that the applicants are also encouraged to meet with the dark skies advisor to discuss how to achieve the E0 lighting standards.

184 **Urgent Items**

There were no urgent items

(Duration of meeting: 3.00 - 3.35 pm)

The Officer who has produced these minutes is Lisa Alexander of Democratic Services, direct line 01722 434560, e-mail lisa.alexander@wiltshire.gov.uk

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