

EASTERN AREA PLANNING

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON THURSDAY 16TH APRIL 2009 AT 2.15 PM AT BROWFORT, DEVIZES

Present:

Mr K Beard, Mr P Brown, Mr S Dobson, Mrs S Findlay, Mr R Gamble,
Mr L Grundy, Mr C Howard, Councillor C Humphries, Mr J Kunkler, Mrs L Mayes,
Mr R Parsons, Mrs N Rawlins, Mr J Seed.

Apology:

Mr A P J Duck

1. Election of Chairman

Mr P Brown was proposed and seconded as Chairman of the committee.
There were no other nominations.

Resolved:

That Mr P Brown be elected Chairman of the committee.

Mr P Brown in the Chair

2. Election of Vice-Chairman

Mr R Gamble was proposed and seconded as Vice-Chairman of the
committee. There were no other nominations.

Resolved:

That Mr R Gamble be elected as Vice-Chairman of the committee.

3. Planning Code of Good Practice

The committee received and noted the Planning Code of Good Practice.

The Chairman indicated the Implementation Executive had agreed that items deferred for a site visit would be dealt with at the next meeting of the committee and that the site visit itself would be for fact finding purposes only.

The Chairman also informed members of the change in the order in which those registered to speak would address the committee.

4. **Chairman's Announcements**

There were none.

5. **Declarations of Interest**

Mr J seed declared a personal interest in applications K/59803/F and K/59795/O as he was a contractor for the Ministry of Defence.

6. **K/59803/F – land to north east of Manor Bridge Court and Ludgershall Road, Tidworth – outline planning application for 500 no. dwellings comprising 350 military and 150 civilian with associated garages, parking and landscaping at North East Quadrant.**

Public Participation:

1. Three late items were reported from:
 - a) Michael Ancram MP
 - b) Tidworth Town Council
 - c) Jeremy Aston on behalf of the MoD.
2. Councillor S Dagger addressed the committee on behalf of Tidworth Town Council as consultee in respect of the provision of recreation land.
3. Mr J Aston addressed the committee on behalf of the MoD in support of the application.
4. The Division member addressed the committee with regard to the provision of recreational land.

Resolved:

Delegated to the Area Development Manager to GRANT outline planning permission following the prior completion of a legal agreement

Subject to the following conditions:

Following completion of a legal agreement(s) to secure:

- A financial contribution towards primary education

- Transfer of a serviced school site to the education authority
- Provision/maintenance of children's and casual equipped areas of play
- The payment of; £10,000 towards the provision of 2 bus stops and shelters within the development; £500 per annum for 5 years to monitor the travel plan and up to £10,000 for the cost of preparing, advertising and pursuing Traffic Regulation Orders for traffic claming, weight restrictions or other requirements associated with the development.
- The provision of 50 % affordable housing (30% social rent and 20% intermediate affordable housing) on the civilian element of the site.

- 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.

- 2 Approval of the details of the layout, scale and appearance of the building(s), the access thereto and the 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 is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

- 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:

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

- 4 This permission relates to the scheme of development as submitted except insofar as amended by the following;

1. Environmental Statement Addendum Report, Transport Assessment Addendum, amended Design and Access Statement, revised Masterplan and revised Landscape Strategy all received on 27th February 2009

2. Link road junction drawings, Ordnance Road/Pennings Road junction signalisation drawing, Meerut Road/Pennings Road junction signalisation drawing and revised

pedestrian and cycle links plan received on 20th March 2009.

REASON:

For the avoidance of doubt as to the development authorised since the proposal originally submitted has been amended during the course of its consideration.

5 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 *****.

- 6** All hard and soft landscaping comprised in the approved landscaping scheme shall be carried out in accordance with a scheme of phasing to be agreed in writing by the local planning authority before development commences on site. 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 landscaping setting for the development.

- 7** No work shall commence on site, including any site clearance works, until there has been submitted to and approved in writing by the local planning authority a scheme giving details of all retained trees and hedgerows on or overhanging the site together with details of their protection during the course of construction. The scheme shall include details of the method of protection and locations of the protective fencing. The protective fencing shall be maintained in accordance with these approved details during the course of the construction on the site.

REASON:

To ensure the retention of existing trees and hedgerows on the site in the interests of visual amenity.

- 8** Within the protective fencing around the retained trees and retained hedgerows there shall be no storage of equipment, materials or machinery; grounds levels shall not be altered and no excavation shall be carried out without the written agreement of the local planning authority.

REASON: To ensure the adequate protection of the retained trees and hedgerows in the interests of visual amenity.

- 9** The detailed landscaping plans to be submitted shall include a 1/200 scale plan showing the position of any existing, retained and proposed trees and landscaped areas and of all existing and proposed pipes, drains, sewers, and public services,

including gas, electricity, telephone, water and cable. Once approved there shall be no departure from these positions without the prior approval of the local planning authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or of any Order revoking and re-enacting or amending that Order) no such runs or services shall be dug or laid into the ground subsequently without the prior written consent of the local planning authority.

REASON: To ensure the retention of trees on the site in the interests of visual amenity.

- 10 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, including bio diversity improvements to the River Bourne Corridor and a long term management plan for that areas, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

REASON: To ensure the proper management of the landscaped areas in the interests of visual amenity and to enable bio diversity gains on the site.

- 11 Prior to the commencement of any work on the site, including any site clearance works, a Reptile Mitigation Method Statement shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with that approved method statement.

REASON: To ensure the existing reptile population, which is protected under the Wildlife & Countryside Act 1981 (as amended), is protected.

- 12 No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory landscaped setting for the development.

- 13 Before any temporary storage compound is placed, sited or constructed within the site, details of them, together with access routes to them, shall be submitted to and approved in writing by the local planning authority.

REASON:

To safeguard the character and amenities of the area.

- 14 The development shall make provision for open space, amenity areas and play areas in accordance with Kennet District Council's adopted guidance on 'Recreation Space, Public Open Space and Private Amenity Spaces in Residential Areas'. The plans shall define the boundaries and shall include details of the intended future uses of each area, in particular the user age groups of play areas together with the features and items of play equipment it is proposed to install.

REASON: To ensure a satisfactory provision of different forms of open space throughout the development in the interests of the amenity of future residents.

- 15 Prior to the commencement of development a surface water management scheme for the site based on the sustainable drainage principles and assessment of the hydrological and hydro geological context of the development set out in the FRA (Entec, October 2008), and including site designing for event exceedence, shall be submitted to an approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details in accordance with the timescales set out in the submitted scheme. There shall be no infiltration of surface water drainage into the ground unless it has been demonstrated through appropriate risk assessments that there is no resultant unacceptable risk to controlled waters. The scheme shall also include details of how the scheme shall be maintained and managed after completion and over the lifetime of the development.

REASON: To prevent the increased risk of flooding, to prevent pollution of controlled waters, to improve habitat and amenity and ensure future maintenance of the surface water drainage system.

- 16 Prior to the commencement of development impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the local planning authority. The studies should determine the magnitude of any additional capacity required in the system and a suitable connection point. The necessary works required by the studies shall be completed in accordance with the timescales set out in the studies.

REASON: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

- 17 **INFORMATIVE TO THE APPLICANT:**
Thames Water have advised that they will aim to provide customers with a minimum pressure of 10 metres head (approximately 1 bar) and a flow rate of 9 litres per minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- 18 Prior to the commencement of development a scheme for foul drainage provision shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

REASON: To ensure appropriate drainage for the site which does not cause pollution of controlled water.

- 19 Prior to the commencement of development full details of how sufficient on-site renewable energy will be provided to reduce CO2 emissions from energy use by users of the dwellings on the site by 10% shall be submitted to and approved in writing by the local planning authority. Those details shall include the phasing of the renewable energy provision and shall accord with the details set out in the 'Tidworth Housing - Sustainability Statement October 2008' submitted with the application. The development shall be carried out fully in accordance with those details.

REASON: To ensure that the use of renewable energy is satisfactorily integrated into the development to assist in the reduction of CO2 emissions.

- 20 No external construction or demolition work shall be carried out before 0800 on weekdays and on Saturdays nor after 1800 on weekdays and 1300 on Saturdays, nor at any time on Sundays or Bank Holidays.

REASON: To protect the living conditions of the occupiers of nearby houses.

- 21 Prior to the commencement of development a Water Management System, to include water efficiency measures and a water metering scheme, should be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved plans.

REASON: Water from the site is currently obtained from a single supply source of the Tidworth Borehole. The scheme will ensure a long understanding of the developments water usage on the source, reduce leakage and encourage water efficiency. The scheme is necessary in the interests of sustainable development, prudent use of natural resources and nature conservation.

- 22 Prior to the commencement of development a Construction Environmental Management Plan, incorporating pollution prevention measures and phasing, shall be 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.

- 23 Prior to the commencement of development the finished floor levels of all buildings on the site shall be submitted to and agreed in writing by the local planning authority. The finished floor levels shall be set at least 600mm above the adjacent future design flood level (being that derived from the flow for a flood with a 1% annual probability increased by 20% as set out in table B.2 of PPS25. The development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and to reduce the risk of flooding to the proposed development and future occupants.

- 24 **INFORMATIVE TO THE APPLICANT:**
The applicant should note that the upper levels of the scale parameters provided in the amended Design and Access Statement may not be suitable when detailed building designs are being considered at the Reserved Matters stage. At that stage particular attention should be made to the ridge heights and gable depths of the buildings proposed

- 25 **INFORMATIVE TO APPLICANT**
The attention of the applicant is drawn to the contents of the attached letter from the Environment Agency dated the 15th January 2009.

- 26 No development shall take place until detailed schemes for the layout of the site accesses shown indicatively on drawings 23464-L-39 Rev A, 23464-L25 and 23464-L-11 and the link road shown on drawing 2364-L09a (which shall include design details of the road bridge), which for the avoidance of doubt shall include the necessary street lighting, highway drainage and having been safety audited have been submitted to an approved in writing by the local planning authority. The works shall be carried out in accordance with the scheme approved by condition 29.

REASON: In the interests of highway safety and satisfactory servicing of the development.

- 27 No development shall take place until detailed schemes for the off-site highway works shown indicatively on drawings 23464-L26, 23464-L38, 23464-L43, including any traffic signals' processing software to link or optimise traffic signal installations, together with the surface and lighting upgrading of FP11 to link the site with Ludgershall Road, traffic-calming on Ludgershall Road, the provision of a signalised crossing on Ludgershall Road to link FP11 and Kennet Road and street lighting, highway drainage and having been safety audited have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the scheme approved by condition 29.

REASON: In the interest of ensuring that the site accesses and off-site highway works are provided at the appropriate time.

- 28 No development shall commence until a detailed engineering scheme for the provision of a crossing point across the link road for the public right of way. The crossing shall be carried out in accordance with the scheme approved by condition 19.

REASON: In the interests of highway and pedestrian safety.

- 29 No development shall commence until a comprehensive programme for the undertaking of the link road construction, the site access works and the off-site highway works, as agreed by conditions 26, 27 and 29, has been submitted to and approved in writing by the local planning authority. All those approved works shall be provided and undertaken strictly in accordance with the approved programme or any changes as any subsequently have been agreed with the local planning authority.

REASON: In the interests of ensuring that the link road, site access and off-site highway works are provided at the appropriate time.

- 30 No development shall commence until a 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.

31. No development shall commence until a Water Cycle Study has been submitted to and approved in writing by the local planning authority. Any recommendations of the approved study shall be undertaken in accordance with a scheme of implementation agreed in writing by the local planning authority.

REASON:

To ensure a full investigation of the environmental capacity of the water cycle to cope with the proposed development is undertaken and any necessary improvement works are carried out.

And subject to the inclusion within the legal agreement for the transfer of suitable land to Tidworth Town Council to allow them to provide adult recreation facilities, namely sports pitches. The land shall be of a size commensurate with the total numbers of dwellings being proposed in relation to the Council's adopted standards.

32. INFORMATIVE TO THE APPLICANT:
Prior to any works within the public highway starting a S278 Agreement(s) will be required by the highway authority.

33. INFORMATIVE TO APPLICANT:
The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1, HC1, HC2, HC5, HC6, HC7, HC19, HC28, HC29, HC30, HC31, HC34, HC37, HC42, AT1, AT9, AT10, NR3, NR4, NR6, NR7, NR19 and HH1.

7. K/59795/O – land adjacent to Deans Close and fields to south opposite Tedworth House, Tidworth – outline planning application for 360 new single family military residences with associated garages, parking and landscaping (Area 19)

Public Participation:

1. Two late items were reported as follows:
 - a) Michael Ancram MP
 - b) Mr J Aston on behalf of the MoD
2. Mr P Lankester of the Churches Conservation Trust spoke in support of the application.

Resolved:

Delegated to the Area Development Manager to GRANT outline planning permission following the prior completion of a legal agreement

completion of a legal agreement(s) to secure:

1. A financial contribution towards primary education, based on 360 units generating a demand for 112 primary school places
2. Provision/maintenance of children's and casual equipped areas of play.
3. The payment of; £500 per annum for 5 years to monitor the travel plan, £7,500 towards the up-grading of the Right of Way adjoining the eastern boundary of the site, up to £6,000 for the cost of preparing, advertising and pursuing Traffic Regulation Orders associated with the development and the provision of two bus stops and shelters within the development.

- 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.

- 2 Approval of the details of the layout, scale and appearance of the building(s), the access thereto and the 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 is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

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

- 4 This permission relates to the scheme of development as submitted except insofar as amended by the revised plans number ***** and letter from ***** received on the *****.

REASON: For the avoidance of doubt as to the development authorised since the proposal originally submitted has been amended during the course of its consideration.

5 **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 *****.

- 6 All hard and soft landscaping comprised in the approved landscaping scheme shall be carried out in accordance with a scheme of phasing to be agreed in writing by the local planning authority before development commences on the site. 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 landscaping setting for the development.

- 7 No work shall commence on site, including any site clearance works, until there has been submitted to and approved in writing by the local planning authority a scheme giving details of all retained trees and hedgerows on or overhanging the site together with details of their protection during the course of construction. The scheme shall include details of the method of protection and locations of the protective fencing. The protective fencing shall be maintained in accordance with these approved details during the course of the construction on the site.

REASON: To ensure the retention of existing trees and hedgerows on the site in the interests of visual amenity.

- 8 Within the protective fencing around the retained trees and retained hedgerows there shall be no storage of equipment, materials or machinery; grounds levels shall not be altered and no excavation shall be carried out without the written agreement of the local planning authority.

REASON: To ensure the adequate protection of the retained trees and hedgerows in the interests of visual amenity.

- 9 The detailed landscaping plans to be submitted shall include a 1/200 scale plan showing the position of any existing, retained and proposed trees and landscaped areas and of all existing and proposed pipes, drains, sewers, and public services, including gas, electricity, telephone, water and cable. Once approved there shall be no departure from these positions without the prior approval of the local planning authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or of any Order revoking and re-enacting or amending that Order) no such runs or services shall be dug or laid into the ground subsequently without the prior written consent of the local planning authority.

REASON: To ensure the retention of trees on the site in the interests of visual amenity.

- 10 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the

development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

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

- 11 Prior to the commencement of any work on the site, including any site clearance works, a Reptile Mitigation Method Statement shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with that approved method statement.

REASON: To ensure the existing reptile population, which is protected under the Wildlife & Countryside Act 1981 (as amended), is protected.

- 12 No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory landscaped setting for the development.

- 13 Before any temporary storage compound is placed, sited or constructed within the site, details of them, together with access routes to them, shall be submitted to and approved in writing by the local planning authority.

REASON: To safeguard the character and amenities of the area.

- 14 The development shall make provision for open space, amenity areas and play areas in accordance with Kennet District Council's adopted guidance on 'Recreation Space, Public Open Space and Private Amenity Spaces in Residential Areas'. The plans shall define the boundaries and shall include details of the intended future uses of each area, in particular the user age groups of play areas together with the features and items of play equipment it is proposed to install.

REASON: To ensure a satisfactory provision of different forms of open space throughout the development in the interests of the amenity of future residents.

- 15 Prior to the commencement of development a surface water management scheme for the site based on the sustainable drainage principles and assessment of the hydrological and hydrogeological context of the development set out in the FRA (Entec, October 2008), and including site designing for event exceedence, shall be submitted to an approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details in accordance with the timescales set out in the submitted scheme. There shall be no infiltration of surface water drainage into the ground unless it has been demonstrated through appropriate risk assessments that there is no resultant unacceptable risk to controlled waters. The scheme shall also include details of how the scheme shall be maintained and managed after completion and over the lifetime of the development.

REASON: To prevent the increased risk of flooding, to prevent pollution of controlled waters, to improve habitat and amenity and ensure future maintenance of the surface water drainage system.

- 16 Prior to the commencement of development impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the local planning authority. The studies should determine the magnitude of any additional capacity required in the system and a suitable connection point. The necessary works required by the studies shall be completed in accordance with the timescales set out in the studies.

REASON: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

- 17 **INFORMATIVE TO THE APPLICANT:**
Thames Water have advised that they will aim to provide customers with a minimum pressure of 10 metres head (approximately 1 bar) and a flow rate of 9 litres per minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- 18 Prior to the commencement of development a scheme for foul drainage provision shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

REASON: To ensure appropriate drainage for the site which does not cause pollution of controlled water.

- 19 Prior to the commencement of development full details of how sufficient on-site renewable energy will be provided to reduce CO2 emissions from energy use by users of the dwellings on the site by 10% shall be submitted to and approved in writing by the local planning authority. Those details shall include the phasing of the renewable energy provision and shall accord with the details set out in the 'Tidworth Housing - Sustainability Statement October 2008' submitted with the application. The development shall be carried out fully in accordance with those details.

REASON: To ensure that the use of renewable energy is satisfactorily integrated into the development to assist in the reduction of CO2 emissions.

- 20 No external construction or demolition work shall be carried out before 0800 on weekdays and on Saturdays nor after 1800 on weekdays and 1300 on Saturdays, nor at any time on Sundays or Bank Holidays.

REASON: To protect the living conditions of the occupiers of nearby houses.

- 21 Prior to the commencement of development a Water Management System, to include water efficiency measures and a water metering scheme, should be submitted to and approved in writing by the local planning authority. The development shall be

implemented in accordance with the approved plans.

REASON:

Water from the site is currently obtained from a single supply source of the Tidworth Borehole. The scheme will ensure a long understanding of the developments water usage on the source, reduce leakage and encourage water efficiency. The scheme is necessary in the interests of sustainable development, prudent use of natural resources and nature conservation.

- 22 Prior to the commencement of development a Construction Environmental Management Plan, incorporating pollution prevention measures and phasing, shall be 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.

- 23 Prior to the commencement of development the finished floor levels of all buildings on the site shall be submitted to and agreed in writing by the local planning authority. The finished floor levels shall be set at least 600mm above the adjacent future design flood level (being that derived from the flow for a flood with a 1% annual probability increased by 20% as set out in table B.2 of PPS25. The development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and to reduce the risk of flooding to the proposed development and future occupants.

- 24 No development shall commence until a Water Cycle Study has been submitted to and approved in writing by the local planning authority. Any recommendations of the approved study that arise from the demands imposed by this development shall be undertaken in accordance with a scheme of implementation agreed in writing by the local planning authority.

REASON:

To ensure a full investigation of the environmental capacity of the water cycle to cope with the proposed development is undertaken and any necessary improvement works are carried out.

- 25 The dwellings hereby permitted shall be first occupied by persons working for the Ministry of Defence and their families or resident dependents.

REASON:

The dwellings have been permitted having regard to the military need for these dwellings and the normal requirements for affordable housing have been relaxed due to the nature of the housing proposed.

INFORMATIVE TO THE APPLICANT:

The applicant is encouraged to work with The Churches Conservation Trust to help enable the St Mary's Church to secure the long term future of the building for community meeting space.

And subject to the inclusion within the legal agreement for the transfer of suitable land to Tidworth Town Council to allow them to provide adult recreation facilities, namely sports pitches. The land shall be of a size commensurate with the total numbers of dwellings being proposed in relation to the Council's adopted standards.

26 INFORMATIVE TO THE APPLICANT:

The applicant should note that the upper levels of the scale parameters provided in the amended Design and Access Statement may not be suitable when detailed building designs are being considered at the Reserved Matters stage. At that stage particular attention should be made to the ridge heights and gable depths of the buildings proposed.

27 INFORMATIVE TO APPLICANT

The attention of the applicant is drawn to the contents of the attached letter from the Environment Agency dated the 15th January 2009.

- 28 No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

REASON: To safeguard the site of archaeological interest.

- 29 No development shall take place until detailed schemes for the layout of the site accesses shown indicatively on drawings 23464-L28 Rev B, 23464-L-12 Rev A and 23464-L27, which for the avoidance of doubt shall include the necessary street lighting, highway drainage and having been safety audited have been submitted to an approved in writing by the local planning authority. The works shall be carried out in accordance with the scheme approved by condition 29.

REASON: In the interests of highway safety and satisfactory servicing of the development.

- 30 No development shall take place until detailed schemes for the off-site highway works shown indicatively on drawings 23464-L26 and 23464-L41, including any traffic signal's processing software to link or optimise traffic signal installations, together with street lighting, highway drainage and having been safety audited have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the scheme approved by condition 29.

REASON: In the interest of ensuring that the site accesses and off-site highway works are provided at the appropriate time.

- 31 No development shall commence until a comprehensive programme for the undertaking of the site access works and the off-site highway works, as agreed by conditions 27 and 28, has been submitted to and approved in writing by the local planning authority. All those approved works shall be provided and undertaken strictly in accordance with the approved programme or any changes as any subsequently have been agreed with the local planning authority.

REASON: In the interests of ensuring that the site access and off-site highway works are provided at the appropriate time.

- 32 Prior to the commencement of development full details of the provision of pedestrian access from the site to St Mary's Church shall be submitted to and approved in writing by the local planning authority. The details submitted shall include a timescale for the provision of the pedestrian access. The pedestrian access shall be provided in accordance with the approved details.

REASON: To enable pedestrian access to be provided to this community building.

- 33 No development shall commence until a 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.

- 34 INFORMATIVE TO THE APPLICANT:
Prior to any works within the public highway starting a S278 Agreement(s) will be required by the highway authority.

- 35 INFORMATIVE TO APPLICANT:
The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and would help promote the greater diversity in residential mix that the Council seeks in Tidworth by freeing up the North East Quadrant for private residential development. It would also help provide the additional residential accommodation required for the personnel at the new super garrison. Relevant policies that have been taken into account in the Kennet Local Plan 2011 are policies PD1, HC1, HC7, HC26, HC34, HC37, HC42, AT1, NR4, NR6 and NR7

8. E/09/0235/FUL – Acorn Bungalow, Cadley Road, Collingbourne Ducis – full planning application for demolition of existing bungalow and erection of 2 dwelling houses and 2 detached single garages.

Public Participation:

1. Two late items were reported as follows;
 - a) Collingbourne Ducis parish council maintaining their objection
 - b) The County Archaeologist requiring a condition to undertake an archaeological survey on the site.
2. Mrs P Leigh spoke in objection to the proposal.
3. Mr A Whinton spoke in objection to the proposal.
4. Councillor M Cox (Collingbourne Parish Council) spoke in objection to the proposal.
5. Mr R Smith (Agent) spoke in support of the application.

Resolved:

REFUSED against officer recommendation

for the following reasons:

The proposal, due to the two storey size of the houses, their bulk and their position, would appear unduly prominent and would consequently have an adverse impact on the appearance of the landscape within this part of the North Wessex Downs Area of Outstanding Natural Beauty. This would conflict with policy PD1 of the Kennet Local Plan.

9. E/09/0180/LBC – 21 & 22 Stoke Common, Great Bedwyn – listed building consent for demolition of outbuildings and erection of two storey rear extension.

Public Participation:

1. The late views of the Conservation Officer were reported.
2. Mr S Stephens (Applicant) spoke in support of the application.
3. Mr M Fowler (Agent) spoke in support of the application.
4. Mrs S Zweck spoke in support of the application

Resolved:

GRANTED against officer recommendation

Subject to the following conditions:

The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the planning and Compulsory Purchase Act 2004.

No development shall take place until details of the materials to be used for the external walls, windows, doors, rain water goods and roofs (including samples if requested) 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: To protect the character and appearance of the listed building.

Before development commences on site, architectural details of window sections, eaves, verges and barge boards shall be submitted to and approved in writing by the local planning authority. Works shall be carried out and maintained in accordance with the approved details.

REASON: To safeguard the character and appearance of this building of special architectural and historic interest.

This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref: 071102-02 and Planning Design & Access Statement dated February 2009.

Permission granted for the following reason

The proposed works and extension will not cause harm to the listed building and will conserve it for the future.

10. E/09/0182/FUL – 21 & 22 Stoke Common, Great Bedwyn – full planning application for demolition of outbuildings and erection of two storey extension.

Public Participation:

1. The late comments of the Conservation Officer were reported.

GRANTED against officer recommendation

Subject to the following conditions:

The development hereby permitted shall be begun before the expiration of three years of 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.

INFORMATIVE TO APPLICANT:

Your attention is also drawn to the conditions imposed on the Listed Building Consent reference E/09/0182/LBC and dated 16/04/09.

This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref: 071102-02 and Planning Design & Access Statement dated February 2009.

Consent granted for the following reasons:

The decision to grant planning permission has been taken on the grounds that the proposed development would not have any adverse impact on the listed building and would conserve it for the future, having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1.

11. E/09/0120/FUL – The Post House, High Street, Netheravon – full planning application for first floor extension over garage/dining room.

Public Participation:

1. Amended floor plans were reported.
2. Mr C Orr (Applicant) spoke in support of the application.

Resolved:

Delegated to the Area Development Manager to GRANT planning permission against officer recommendation

Subject to the following conditions:

Subject to the receipt of amended plans relating to the design of the window openings and the external facing materials, and subject to the following conditions:

The development hereby permitted shall be begun before the expiration of three years of 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.

No development shall take place until details of the materials to be used for the external walls, windows and roofs (including samples if requested) 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:

To secure harmonious architectural treatment.

The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not have any adverse impact on the character or appearance of the Netheravon Conservation Area and would not cause any significant harm to the amenity of adjacent or nearby properties, having regard to policy PD1 in the Kennet Local Plan 2011 and the advice in PPG15.

PART 2

Items considered whilst the public were not entitled to be present

None.

Chairman
7th May 2009

Produced by Phillip Hamilton, Democratic Services, Direct Line 01380 734617
phillip.hamilton@wiltshire.gov.uk
Press enquiries to Communications, Direct Line 01225 713114/713115

