

Minutes

Special Meeting of: Northern Area Committee

Meeting held in: Amesbury Sports Centre, Amesbury

Date: Tuesday 4 July 2006

Commencing at: 4.30pm

Present:

Councillor M A Hewitt – Chairman
F Westmoreland – Vice-Chairman for the meeting

Councillors M Baker, J A Brady, D W Brown, Mrs J M Greville, J C Noeken, A G Peach, J R G Spencer and K C Wren

Apologies: Councillors C Mills, J Rodell, I C West and T Woodbridge

Parish Councillors: Mr Deacons (Durrington Parish), Mrs J Swindlehurst (Amesbury Town Council),

Officers

Mr D Milton (Development Services), Mr S Thorne (Development Services), Ms G Newell (Legal and Property Services), Ms J Ferguson (Legal and Property Services), Mr G Tomsett (Environmental Health), Mr S Agland (Democratic Services) and S Draper (Democratic Services).

578. Election of a Vice-Chairman

Resolved – that Councillor F Westmoreland be elected Vice-Chairman for the duration of the meeting.

579. Public Questions/Statement Time:

There were none. See minute 583 below.

580. Councillor Questions/Statement Time:

There were none

581. Declarations of Interest:

Councillor Brown declared a personal interest in planning application number S/2006/0700 as he felt that in the past he had consistently committed himself to a particular view on the visitor centre proposals. However, he informed the Committee that he would consider this new application with an open mind.



Awarded in:
Housing Services
Waste and Recycling Services



Councillor Noeken informed the Committee that although he had taken a particular view in the past he would consider application S/2006/0700 with an open mind.

Councillor Mrs Greville declared a personal interest in planning application number S/2006/0700 as she felt that in the past she had consistently committed herself to a particular view on the visitor centre proposals. However, she informed the Committee that she would consider this new application with an open mind.

Councillor Baker declared a personal interest in application S/2006/0700 as he was also due to sit on the Planning and Regulatory Panel which would be determining the application on 10th July 2006 and informed the Committee he would consider the application with an open mind.

Councillor Wren declared a personal interest in application S/2006/0700 as he was also due to sit on the Planning and Regulatory Panel which would be determining the application on 10th July 2006.

Councillor Hewitt declared a personal interest in application S/2006/0700 as he was also due to sit on the Planning and Regulatory Panel which would be determining the application on 10th July 2006.

Councillor Brady informed the Committee that he had chaired the Planning and Regulatory Panel which had refused the previous application for a visitor centre at Stonehenge. However, he informed the Committee that he would consider this application with an open mind.

582. Chairman's Announcements:

The Chairman informed those present of the following:

That the media may film and record parts of the proceedings and if any member of the public objected to this they should make themselves known to the media representatives present.

That a schedule of late correspondence had been circulated.

583. Planning Application S/2006/0700: Construction of New Stonehenge Visitor Centre, Transit System, Undergrounding of 33KV Power Line, Removal of Existing Visitor Facilities & Replacement With New Underground Operations Facility, Restoration Works to A344 and Environmental Statement At Land East and West of Countess Road Amesbury For English Heritage

In accordance with the arrangements set out under note 2 at the bottom of the agenda the following members of the public spoke in objection to the above proposal:

Mrs Robertson, Mr S Bush, Mr G Du Pre, Mr B Davison on behalf of the Archaeological and Natural History Society, Mr Mykopf, Mr R Fisher, Mr A Bush, Mr P Robinson, Mr E Walker, Mr L Squire, Mr Townend and Mr R Prior.

The following people spoke in support of the application:

Ms S Davies, Chair of the Culture Committee, UK National Commission for UNESCO, Sir N Cossons, Chair of English Heritage, Mr A Williams, Chair of Wiltshire, Salisbury and Stonehenge Tourist Destination Management Group, Mr P Carson, Director of Stonehenge, Mr C Blandford, Mr J Rintoul, Mr H James, Mr J Hawthorne, Mr D Watkins, Mr C Moore of Wessex Archaeology and Mr Pitts.

Mrs Swindlehurst, on behalf of Amesbury Town Council, informed the Committee that the Town Council objected to the application. Mr Deacons, on behalf of Durrington Parish Council informed the Committee that the Parish Council objected to the application.

Following receipt of these statements, the Committee considered the report of the Head of Development Services (previously circulated) together with the schedule of late correspondence circulated at the meeting:

Resolved –

1. That it be recommended to the Planning and Regulatory Panel that the application be **approved** subject to:

(1) All parties concerned entering into a section 106 Agreement under the provisions of the Town and Country Planning Act 1990 (amended) in respect of:

1. A single tripartite agreement with the applicants the County and Salisbury District Council and to include any other landowners as necessary (such as the National Trust) should be reached to ensure the following measures are secured.

Travel Plans - We need to ensure that the measures outlined in the Travel Plan are delivered and it will need to address the following:

- Links to public transport
- Travel plan co-ordination
- Promotion of the plan.
- Monitoring and review
- Travel awareness
- Location and provision of bus stops

Off site Highways Works - Planning permission shall only be granted subject to an agreement being completed that provides for EH to meet the full costs of providing and implementing works associated with any traffic regulation orders that might reasonably be required by the highway authorities to regulate traffic on local roads including any costs associated with the closure and reinstatement of the A344 as a result of the existence of the proposed visitor centre.

Securing Pedestrian and Cycle Links - Measures will be agreed to facilitate cycle routes to, from and within the site. The provisions shall include for upgrading links to Amesbury Town Centre, a pedestrian crossing over the A303, links to the proposed Countess Road controlled crossing and links shared with the proposed land-train. There remains some uncertainty in relation to the precise links to connect with Sustrans Route 45. The County Council seeks a contribution from the development to secure provision of a link between this leisure route and the visitor centre to be secured through a planning obligation.

Byways - No occupation of the Visitor Centre until a Maintenance Management Plan for rights of way within the World Heritage Site to incorporate any necessary diversions which need to be agreed with the Director of Environmental Services, Wiltshire County Council, including agreement of costs.

Free access for locals - A scheme to ensure continued free access for local residents to all facets of the scheme for local residents

TIC plus joint promotion - The following measures will be secured:

- The tourist information provision will be specified and delivered including measures to encourage local partnerships to promote other attractions within the area.

(2) Referral to the Secretary of State for consideration

(3) The details of the land-train, as required by condition 46, being referred to the Northern Area Committee for consultation and the Planning & Regulatory Panel for determination when they are submitted by the applicant.

And subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of seven years from the date of this permission. (A07A)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in strict accordance with the drawing[s] hereby approved, or with such other details as may subsequently be submitted to and approved in writing by the Local Planning Authority. (B05A)

Reason: *For the avoidance of doubt and to ensure the effective mitigation measures as identified in the ES*

3. The development hereby approved shall not commence until a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development, including visitor centre building, car park surfacing, transit route and drop off shelters, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: *To ensure that the external appearance of the proposed development is acceptable in the interests of visual amenity*

4. The development hereby approved shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied and in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: *To enable the Local Planning Authority to secure the satisfactory treatment of the boundaries in the interests of visual amenity and securing adequate standards of privacy for occupants of the neighbouring premises.*

5. The development hereby approved shall not commence until details of the landscaping scheme including site clearance and a statement of the methods of its implementation shall be submitted to the Local Planning Authority and approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and including a timetable for its implementation. This shall include for the early landscaping of the land train route, before commencement of the visitor centre hereby approved. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

Reason: *To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure a satisfactory appearance to the development*

6. No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such a size specification, and species, and should be planted at such time as may be specified in writing by the Local Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the

species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: *To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to safeguard the amenity of the existing trees and to ensure a satisfactory appearance of the development.*

7. No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall show areas, which are designated for the protection of trees, shrubs and hedges, hereafter referred to as Tree Protection Zones. Unless otherwise agreed, the Tree Protection Zones will be fenced, in accordance with British Standard Guide for Trees in Relation to Construction (BS5837: 1990) and no access will be permitted to the Tree Protection Zone for any development operation. Tree protection zones shall be provided for all trees to be retained on the site and also to take account of the root spread into the site of trees on adjoining sites.

The Arboricultural Method Statement shall also include all other relevant details, such as changes in levels, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences, placement of service runs i.e. BT, water, gas, sewage, electric etc. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and missing of materials, the movement of people and machinery across the site, where these are within ten metres of any designated Tree Protection Zone.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS3998, 1989).

The Arboricultural Method Statement shall include the provision for the supervision and inspection of tree protection measures on a regular basis throughout the different phases of construction. Reports produced as a result of these inspections shall be forwarded to the Local Authority Arboricultural Officer. The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works and soft landscaping have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the Local Planning Authority has been given in writing.

Reason: *To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of site clearance and construction.*

8. The development hereby approved shall not commence until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The plan shall also show where hedgerows are to be reinforced with further planting, details of which indicated in a timetable of implementation. The hedges shall be maintained in accordance with the approved details.

Reason: *to ensure the maintenance of screening to the site and to protect the appearance and character of the area.*

9. The development hereby approved shall not commence until there has been submitted to and approved in writing by the Local Planning Authority, a landscape management plan.

The landscape management plan shall contain a statement for the long-term effective maintenance of the agreed landscape scheme plus the additional management of existing grassland that will be affected by the altered access routes, and full details of all management and establishment operations over a ten-year period, unless otherwise agreed in writing by the Local Planning Authority. It shall also include details of the relevant management, and supervisory responsibilities.

The landscape management plan shall also include the provision for a review to be undertaken during the course of the plan with a final review being undertaken before the end of the ten-year period. A revised landscape management plan shall be submitted for the agreement of the Local Planning Authority before the ten years has expired. The revised details shall make similar provisions for the long-term maintenance and management of the landscape scheme. The revised scheme shall also make provision for future revision and updating.

The provisions of the landscape management plan and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the Local Planning Authority. No trees, shrubs, hedges or other plants shall be removed for the duration of the landscape management scheme or its revisions, without the prior written approval of the Local Planning Authority. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the Local Planning Authority. Management of the landscape scheme in accordance with the landscape management plan or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the local Planning Authority.

Reason: *To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity to be provided by the new landscaping is achieved and safeguarded, and to ensure satisfactory appearance to the development.*

10. A scheme shall be submitted to and approved by the Local Planning Authority, which will allow the establishment of effective landscape screening of the northern transit route as it passes south of Fargo Road, prior to the operation of the land trains.

Reason: *To ensure that mitigation measures proposed by the applicant are satisfactorily implemented in a manner consistent with the Environmental Statement.*

11. The development hereby approved shall not commence until the Local Planning Authority has approved details of the egress junction onto Countess Road. This shall be designed to discourage right turn, north onto Countess Road. The building shall not be occupied until that junction has been constructed in accordance with the approved details.

Reason: *In order to prevent rat-running through northern villages on narrow, unsuitable roads.*

12. The development hereby permitted shall not be brought into commercial operation until a scheme providing for a revised layout of the Airman's Cross junction (to include speed reduction works involving narrowing the entrance to the gated road) has been submitted to and approved by the Local Planning Authority, and until the LPA has confirmed in writing that it is satisfied that adequate arrangements have been secured with the local highways authority to secure alterations to the junction

Reason: *In the interests of highway safety at a location where an existing road is proposed to be fenced off and traffic priority movements altered.*

13. Prior to the commencement of development hereby permitted drawings shall be submitted and approved by the Local Planning Authority detailing arrangements to secure access to the restricted length of the A344 (between Airman's Corner and the A303) to that traffic permitted under the provisions of the traffic regulation order, including arrangements for the parking

and turning of vehicles in a safe manner. The drawings shall be accompanied by a statement of how the gate will be managed. The approved works shall be fully implemented prior to closure of the existing Stonehenge visitor car park for public use, and thereafter managed in accordance with the approved management plan.

Reason: *In order to secure the proper and intended function of the decommissioned A344*

14. No development of the Visitor Centre shall commence until such time as a timetable for the closure and partial restoration of the A344, as described in this planning application has been submitted to and approved by the LPA. The scheme of closure and restoration shall be implemented in accordance with the agreed timetable.

Reason: *To ensure the removal of the A344's impact on the World Heritage Site in accordance with the WHS Management Plan and the Environmental Statement.*

15. The visitor centre shall not commence commercial operation until a means of vehicular access has been constructed in accordance with the approved plans. (I02A)

Reason: *In the interests of highway safety.*

16. Any gate[s] provided to close the proposed access and egress to the visitor centre shall be set a minimum distance of 4.5 metres from the carriageway edge and shall be made to open inwards only. (I09A)

Reason: *To ensure that a satisfactory form of access is provided in the interests of highway safety.*

17. The visitor centre shall not commence commercial operation until that part of the service road, which provides access to it, has been constructed in accordance with the approved plans. (I13A)

Reason: *To ensure that each of the [dwellings/buildings] hereby permitted is provided with adequate means of vehicular access before being brought into occupation.*

18. Prior to commencement of the development hereby permitted any temporary access arrangements for construction traffic entering and leaving the site shall be agreed with the Local Planning Authority and implemented in accordance with a programme of works to be approved. The programme shall provide for completion of the egress arrangement and works, and use of the egress shall not be permitted unless or until the egress works have been completed in accordance with details approved by the Local Planning authority

Reason: *In the interests of highway safety*

19. The Visitor Centre shall not be brought into commercial operation until a provision has been made on the A345 Countess Road for a signal controlled pedestrian crossing point in accordance with details that shall have been agreed with the local planning authority

Reason: *To provide for the safe passage of pedestrian visitors and site staff.*

20. The Visitor Centre shall not be brought into commercial operation until a scheme of local traffic direction signs has been agreed by the local planning authority and signs have been erected and/or removed in accordance with the agreed scheme.

Reason: *In order that there is clear direction in the vicinity of the A303 Countess Junction and on local roads for unfamiliar visitors.*

21. The visitor centre shall not commence commercial operation until the approved car parks have been constructed, surfaced and drained in accordance with the approved plans

Reason: To ensure that the development hereby permitted is provided with adequate facilities for the parking of vehicles.

22. The visitor centre shall not commence commercial operation until the provision has been made on site for the parking for a number of coaches to be agreed in accordance with a plan to be submitted to and approved by the Local Planning Authority

Reason: in order to make provision for sustainable transport modes to the site and provide ample space for accommodating future growth for travel by coach

23. Prior to the development hereby permitted being brought into use by the public, cycle stands shall be erected in accordance with numbers, locations and specification to be approved in writing by the Local Planning Authority.

Reason: To encourage the use of cycling as a means of travel in connection with the proposal.

24. The visitor centre shall not commence commercial operation until the delivery bay and parking and turning areas have been provided within the site in accordance with the details shown on the approved plans. And thereafter they shall be retained for these purposes only. (J08A)

Reason: To ensure that the development hereby permitted is provided with adequate facilities for the turning/loading and unloading of servicing vehicles.

25. The visitor centre shall not commence commercial operation until the transit route and drop off points have been provided within the site in accordance with the approved plans.

Reason: To ensure adequate access to Stonehenge is provided for visitors.

26. The transit route and drop off points hereby approved shall be used solely for transporting visitors between the new visitor centre and Stonehenge and for ancillary purposes such as the transport of equipment and for no other purposes whatsoever. Should the visitor centre cease to operate then all traces of the land train, its track and drop off points shall be removed and the land reinstated to its condition prior to its introduction.

Reason: In the interests of the amenity of the World Heritage Site

27. The Visitor Centre shall not be brought into commercial operation until such time that a system of internal pedestrian footpaths, within the visitor centre site itself, has been completed in accordance with detailed drawings to be submitted to and approved by the Local Planning Authority

Reason: to facilitate pedestrian movement on identified desire lines

28. The visitor centre shall not commence commercial operation until works for the disposal of sewage and surface water have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is provided with a satisfactory means of drainage.

29. No development shall take place until a scheme/schemes for the control of fumes from extractor fans and equipment (and for the sound insulation of that equipment) have been submitted to and approved by the Local Planning Authority; and the development shall not be brought into use until that scheme/those schemes have been implemented in accordance with the approved details.

Reason: To minimise the effect which the emission of fumes from the proposed development/use could have upon neighbouring premises.

30. The use hereby permitted shall take place only between the following hours:
- 0800 to 21.00 1st June to 31st August (last train to stop running by 8pm)
 - 8.30 to 20.00 - 1st September to 15th October (last train to stop running at 7pm)
 - 8.30 to 18.00 - 16th October to 15th March (last train to stop running at 5pm)
 - 08.30 to 20.00 - 16th March to 31st May (last train to stop running at 7pm)

Reason: *to protect the amenity of neighbouring residents*

31. No deliveries shall be taken at or despatched from the site outside the hours of 0800 to 1800 nor at any times on Sundays, Bank or Public Holidays. (M29A)

Reason: *In the interests of amenity for the occupants of the neighbouring/ nearby dwelling(s).*

32. The details of all lighting proposals, including street lighting, lighting for the car and coach parks, lighting for footpaths, lighting at the drop off points, including intensity of the lighting and design for the light column shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby permitted commencing. All the works shall subsequently accord with the approved plans.

Reason: *To ensure that the lighting scheme respects the overall design qualities required from the development and to minimise impact of the lighting scheme upon both the World Heritage Site and wider landscape and the amenity of neighbours.*

33. The retail unit within the visitor centre hereby permitted shall not commence trading until details of the broad range of goods to be sold have been submitted to and agreed by the Local Planning Authority. The shop shall not sell goods outside of the agreed range, other than as a minor and ancillary part of the stores operation without the prior written approval of the Local Planning Authority.

Reason: *To enable the Local Planning Authority to exercise adequate control over the kind of goods which are sold from the premises, in the interests of maintaining the vitality and viability of Amesbury town centre.*

34. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him to observe the excavations and record items of interest and finds.

Reason: *To ensure that the archaeology of the site is adequately recorded.*

35. The development hereby approved shall not commence until a detailed Construction Environmental Management Plan (to expand on the outline plans at appendix F in the Supplementary Information) are submitted to and approved by the Local Planning Authority. The construction and future management of the development shall subsequently accord with the approved working practices as set out in the approved plan.

Reason: *In order to protect the environmental interests on the site and the amenity of neighbours.*

36. The visitor centre shall not commence commercial operation until Ecological Management and Monitoring Plan (to expand on the outline plans at appendix G in the Supplementary Information received on 2.6.05) to include long term management of the fen, are submitted to and approved by the Local Planning Authority. The future management of the development shall subsequently accord with the approved working practices as set out in the approved plan.

Reason: *In order to protect the environmental interests on the site and the amenity of neighbours.*

37. The development shall be carried out in accordance with the approved Water Strategy (see appendix E in the Supplementary Information received on 2.6.05). The construction and future management of the development shall subsequently accord with the approved working practices as set out in the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: *In order to protect the environmental interests of water quality and avoidance of flooding.*

38. No development shall commence until measures to secure the access track between 24-26 Countess Road, in order to prevent general access has been submitted to and approved in writing by the Local Planning Authority. The access shall be secured as specified unless otherwise agreed in writing by the Local Planning Authority

Reason: *in the interests of security and the amenity of existing residents.*

39. No development shall commence until details of continued farm access (including for combine harvesters) is to be provided between Countess Road and Byway 9A has been submitted to and approved in writing by the Local Planning Authority and the development shall be in accordance with these plans and access maintained thereafter.

Reason: *to ensure continued access to land for farming.*

40. 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 approved programme and details.

Reason: *To maximise the preservation of groundwater resources in the Hampshire Avon catchment, through the most efficient use of water.*

41. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by of the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

Reason: *To prevent the increased risk of flooding.*

42. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas and hardstandings for vehicles, shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: *To prevent pollution of the water environment.*

43. The new Stonehenge visitor centre shall not commence commercial operation until the Countess Roundabout flyover has been completed and is brought into use.

Reason: *To ensure the scheme is adequately served by requisite junction improvements*

44. The development hereby permitted shall not commence until the Government has approved a scheme for the improvement of the A303 at Stonehenge as set out in the published Stonehenge Improvement Order 200 and comprising the following elements

- A flyover at Countess Roundabout;
- A 2.1 km bored tunnel;
- A bypass round Winterbourne Stoke;
- Junction improvements at Longbarrow Crossroads.

And a timetable for implementation of the works has been announced by the Government.

Reason: *The ES including the Transport Assessment explicitly refers to the Scheme being assessed on the assumption that the A303 improvements, as per the published Stonehenge Improvement Order 200, have been completed.*

45. The new visitor centre building hereby permitted may be used for functions and events such as fundraising and corporate entertaining. The numbers of functions and events shall not exceed 20 in any calendar year unless otherwise approved in writing by the Local Planning Authority'

Reason: *To control extra-curricula use of the building.*

46. The development hereby permitted shall not commence until full details of the design and specification (including actual noise emissions) of the land train to be used to take visitors between the new visitor centre and the World Heritage Site, have been submitted to and approved by the Local Planning Authority. The minimum criteria it should meet are those as set out by English Heritage in their document entitled "Outline Design Principles For Land Train System" dated 2nd June 2006. The land trains used must be in accordance with the approved details and shall not be materially altered or replaced without the written approval of the Local Planning Authority

Reason: *In the interests of the amenity of the World Heritage Site*

47. The development hereby permitted shall not commence until a waste audit, to include measures to deal with littering has been completed in accordance with the supplementary planning guidance to the Wiltshire Structure Plan and been submitted to and approved by the Local Planning Authority. The waste management measures identified shall be implemented in accordance with the approved programme and details.

Reason: *in the interests of achieving a sustainable development*

48. The construction of the New Stonehenge Visitor Centre shall not commence until the applicant has provided, to the satisfaction of the Highways Agency, an operational strategy for the management, both within and outside the designated site, of "exceptional peak" traffic flows to and from the New Stonehenge Visitor Centre. The operational strategy shall consider and provide mitigation for the risk that the New Visitor Centre's capacity to absorb vehicle entry would be exceeded at exceptionally busy periods. Mitigation should include, but not exclusively, the efficient management of available on-site parking and the provision for temporary signing of alternative destinations on approach to Countess Roundabout. The operational strategy shall set out proposals for pre-emptive action if the trend of vehicle entry numbers to the New Visitor Centre site exceeds the capability of the internal car parking and access road arrangements to accommodate the demand. The operational strategy shall include proposals for the active and continuous monitoring of the available parking space and traffic flows into and out of the New Visitor Centre during high-risk periods.

Reason: *The existing arrangement at Countess Roundabout would be inadequate to cater for the additional traffic that would be generated by the New Visitor Centre. The nature of the development is such that "exceptional peak" visitor demand (for example at busy bank holidays) cannot be ruled out. Free flow traffic conditions and hence safety on the trunk road network would then be at risk. To address this eventuality, potential visitors should be dissuaded from joining queues into the New Visitor Centre, particularly any queue that may develop on the A303 eastbound slip road.*

49. The construction of the New Stonehenge Visitor Centre shall not commence until the applicant provides, to the satisfaction of the Highways Agency, its road signing and lane marking proposals for the New Visitor Centre on the approach to and on the circulatory carriageway of Countess Roundabout.

Reason: *Signing proposals for the New Visitor Centre in normal operation need to be further*

developed to ensure lane discipline is maintained, particularly for visitors approaching from the east. This signing will need to be coordinated with signs for the Countess Services.

50. The construction of the New Stonehenge Visitor Centre shall not commence until the necessary orders preventing informal parking on Stonehenge Road are made and are in force.

Reason: *Informal parking on Stonehenge Road, if it were allowed to occur, would compromise emergency services access to the proposed Eastern Tunnel Portal of the A303 Stonehenge Improvement and would therefore affect safety of the trunk road network.*

51. No development shall be undertaken before a detailed scheme to protect adjacent premises from noise arising from construction activities has been submitted to and approved in writing by the local planning authority. All construction activities shall be undertaken in accordance with the approved scheme.

Reason: *in the interests of the amenity of neighbours*

52. The normal working hours for construction related activities shall be as follows:
0800 – 1800 Monday – Friday
0800 – 1300 Saturday
Only essential or traffic related construction work will be permitted on Sundays and public holidays subject to first obtaining the written agreement of the Local Planning Authority.

Reason: *in the interests of the amenity of neighbours*

53. Noise from fixed plant and equipment at the Visitor Centre site shall not exceed the following levels at the following times as measured at the boundary of any adjacent residential properties unless otherwise agreed in writing with the Local Planning Authority:
Day (0700 – 1900): 45dB $L_{A90, 15mins}$
Evening (1900 – 2300): 35dB $L_{A90, 15mins}$
Night (2300 – 0700): 30dB $L_{A90, 15mins}$

Reason: *in the interests of the amenity of neighbours*

54. Noise from land train operations within the Visitor Centre site and noise from other vehicles operating within the Visitor Centre site shall not exceed the following levels at the following times as measured at the boundary of any adjacent residential properties unless otherwise agreed in writing with the Local Planning Authority:
Day (0700 – 2030): 45dB $L_{Aeq, 60mins}$
Evening (2030 – 2300): 35dB $L_{Aeq, 60mins}$. No land train movements permitted.
NIGHT (2300 – 0700): 30dB $L_{A90, 15mins}$ No land train movements permitted.

Reason: *in the interests of the amenity of neighbours*

55. The route taken by the land train between the Visitor Centre and the World Heritage Site shall be that shown on the approved plans. No more than a total of 10 land train movements per hour shall operate on the approved route unless previously agreed in writing with the local planning authority.

Reason: *in the interests of the amenity of neighbours*

56. Noise from land trains operating on the approved route outside of the visitor centre site shall not exceed the following levels at the following times as measured at the boundary of any adjacent residential properties unless otherwise agreed in writing with the Local Planning Authority:
Day (0700 – 2000): 45dB $L_{Aeq, 1min}$ and 35dB $L_{A90, 15mins}$
Evening and night (2000 – 0700): No land train movements permitted

Reason: *in the interests of the amenity of neighbours*

57. Noise from all sources at the passenger drop off points shall not exceed the following levels at the following times as measured at the boundary of any adjacent residential properties unless otherwise agreed in writing with the Local Planning Authority:
Day (0800 – 1900): 35dB L_{A90, 15mins}
Evening (1900 – 2000): 30dB L_{A90, 15mins}
Evening and Night (2000 – 0700): No use of passenger drop off points permitted.

Reason: *in the interests of the amenity of neighbours*

58. The development hereby permitted shall not be commenced until all by-way diversions required under Section 257 of the Town and Country Planning Act 1990 and detailed in the application have been implemented.

Reason: *in the interests of public rights of way.*

2. That the findings of the Appropriate Assessment be endorsed.

*The meeting concluded at 8.50 pm
Members of the public present: 70*