

Minutes

Meeting of : Planning and Regulatory Panel
Meeting held in : Alamein Suite, City Hall, Salisbury
Date : Tuesday 20 May 2008
Commencing at : 6:00 pm

Present:

Councillor D O Parker (Chairman)
Councillor I D McLennan (Vice-Chairman)

R Britton, Mrs E A Chettleburgh, J M English, M G Fowler, J Holt, Mrs C R Hill, L Randall, Mrs C A Spencer, and J M Walsh, F Westmoreland

Councillor J C Noeken was in attendance in his capacity as County Councillor for Amesbury for the matter set out under Minute 63 (S/2007/1865 - Demolition of all buildings and redevelopment to form a Class A1 foodstore with associated parking and landscaping and alterations to access at land and buildings to rear of 140 London Road, Amesbury), Minute 64 (S/2008/0572 - Revised application to S/2007/1865. Demolition of all buildings and redevelopment to form a Class A1 foodstore with associated parking and landscaping and alterations to access. Installation of wind turbine), and in his capacity as both County Councillor and local Ward Member for the matter set out under Minute 65 (S/2007/2226 - Development of a 6131 sqm store (Class A1) together with ancillary servicing and parking with highways improvements and alterations to the roundabout at Porton Road and Sunrise Way to increase capacity at Plot C1 Solstice Park, Amesbury). Councillor P M Clegg was also in attendance for the first two applications.

58. Public Question/Statement Time:

There were none

59. Councillor Question/Statement Time:

There were none.

60. Minutes:

Resolved: that the minutes of the last ordinary meeting held on 18 March 2008 (previously circulated) be approved as a correct record and signed by the Chairman.



Awarded in:
Housing Services
Waste and Recycling Services



61. Declarations of interest:

Councillors McLennan and Mrs Spencer declared personal and non-prejudicial interests in the matters set out under Minute 63 (S/2007/1865 - Demolition of all buildings and redevelopment to form a Class A1 foodstore with associated parking and landscaping and alterations to access at land and buildings to rear of 140 London Road, Amesbury), Minute 64 (S/2008/0572 - Revised application to S/2007/1865. Demolition of all buildings and redevelopment to form a Class A1 foodstore with associated parking and landscaping and alterations to access. Installation of wind turbine), and Minute 65 (S/2007/2226 - Development of a 6131 sqm store (Class A1) together with ancillary servicing and parking with highways improvements and alterations to the roundabout at Porton Road and Sunrise Way to increase capacity at Plot C1 Solstice Park, Amesbury), in that they were Members of the South Wiltshire Economic Partnership, which had been consulted on the applications. They remained in the meeting, spoke and voted thereon.

Councillor Westmoreland declared a personal and non-prejudicial interest in the matter set out under Minute 63 (S/2007/1865 - Demolition of all buildings and redevelopment to form a Class A1 foodstore with associated parking and landscaping and alterations to access at land and buildings to rear of 140 London Road, Amesbury), and Minute 64 (S/2008/0572 - Revised application to S/2007/1865. Demolition of all buildings and redevelopment to form a Class A1 foodstore with associated parking and landscaping and alterations to access. Installation of wind turbine), in that he was a resident of Holders Road. He remained in the meeting, spoke and voted thereon.

62. Chairman's Announcements:

On behalf of the Panel the Chairman expressed his best wishes to Councillor Wren. The Chairman also informed Members about the government Highways Agency's recent proposals to clamp down on unauthorised advertising roadside signs.

63. S/2007/1865 - Demolition of all buildings and redevelopment to form a Class A1 foodstore with associated parking and landscaping and alterations to access at land and buildings to rear of 140 London Road, Amesbury:

The committee considered a verbal presentation from the Principal Planning Officer in conjunction with the previously circulated report of the Head of Development Services, a site visit held earlier in the day and the additional correspondence tabled at the meeting. Andrew Williams, Chairman of the Stonehenge Chamber of Trade, Peter Horne, a resident of Holders Road, and Rob Pierce, agent on behalf of Sainsbury's, all spoke in objection to the application. Fiona Davis, a resident of St Anne's Close, Mr Shooter, of Holders Road, Patricia Parker, a Durrington resident, and Mike Beese, on behalf of the applicant, all spoke in support of the application. Roger Fisher addressed the Panel in his capacity as Deputy Mayor of Amesbury Town Council, and Councillor Noeken spoke in his capacity as Wiltshire County Councillor representing Amesbury.

Resolved – that the application be referred to the Secretary of State for determination as a departure from saved policy E8A of the adopted Salisbury District Local Plan and under the Shopping Direction 1993, subject to the matters contained within Wiltshire County Council's letter of the 6th May 2008 being resolved and as identified as reasons for refusal 2 and 3 in the officer's report, and following completion of a Section 106 Agreement as follows:

1. The provision of a contribution of £50,000 towards improving pedestrian access between the store and the town centre.
2. A contribution of £275,000 to fund the provision of a new circular bus service 6 days a week for 5 years to link the store with the town centre, Solstice Park and Archers Gate.
3. The provision of a new roundabout on London road as access to the site.
4. The provision of a new bus lay by and two new bus shelters on London Road with real time bus information.
5. Provision of a cycle/footway across the site frontage to link into the cycle way to be provided by Lidl to the east of the site.
6. A scheme for the improvement of the A345/London road junction and traffic signals being installed including pedestrian crossing points.
7. A scheme for the improvement of the London road/Porton road junction
8. A scheme for the improvement of the Holders road/London road junction.
9. A scheme displaying the former history of the site in the form of an artefact or interpretation board close to the store entrance.

10. A scheme for the management of access to the site for delivery vehicles to reduce usage of the London road from the town centre.
11. £150,000 payable upon commencement of development towards providing a footway/cycleway towards Bulford this sum to be ring fenced until 2011 after which time if it has not proved to be a viable project, for other pedestrian/cycle improvements in the Stonehenge Community Area which would benefit those travelling to the site.

Reasons for approval:

1. There is an identified need for a further supermarket within Amesbury and it is considered that there is no current site currently available to meet the identified need within the town centre.
2. It is considered that the impact would not damage the town centre by reason of the beneficial clawback in trade to Amesbury that would result and the town centre's role and future as a speciality retail centre. The proposal will therefore comply with saved policy G1 of the adopted Salisbury District Local Plan.
3. The proposal would not be detrimental to employment in the district and does not conflict with policy E16 as it would provide a significant number of jobs and would provide improvements to the local environment that outweigh any potential loss of jobs at the site.
4. The design of the proposal is considered acceptable in its context.
5. The proposal will make good use of a brownfield site.
6. The proposal complies with policy DP6 of the approved Wiltshire and Swindon Structure Plan in that the financial contributions towards pedestrian/cycle route improvements, pedestrian crossings and a bus service promote sustainable travel to the site and reduces the need to travel to other supermarkets outside of Amesbury.

And subject to the following conditions:

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

Reason: to comply with the provisions of section 91 & 92 of the Town and country Planning Act 1990

(2) Before development is commenced, 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 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 secure a harmonious form of development.

(3) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc).

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(4) Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate; implementation programme].

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(5) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(6) No development shall take place until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: To enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(7) No development shall commence until a comprehensive programme for the undertaking of the off-site highway works, shall have been submitted to and approved in writing by the Local Planning Authority. All necessary off-site highway works shall be provided and undertaken strictly in accordance with the approved programme or any changes to the programme as may subsequently have been agreed by the Local Planning Authority.

Reason: In the interest of ensuring that the required infrastructure is provided at the appropriate times.

(8) No development shall commence until a comprehensive construction phase programme shall have been submitted to and approved in writing by the Local Planning Authority. The plan will include the routing and timing of construction traffic, together with any necessary temporary access arrangements.

Reason: In the interests of highway safety and to mitigate any adverse environmental impact to neighbouring communities.

(9) No development shall take place until a detailed Construction Environment Management Plan has been submitted to and approved by the Local Planning Authority. Such a plan shall incorporate the mitigation measures proposed of paras 6.5.42 of the Environmental Statement in respect of noise and shall be adhered to at all times thereafter.

Reason: In the interests of the amenities of the residential occupiers in the locality.

(10) No construction work shall take place on Sundays or public holidays or outside the hours of 7.00am to 7.00pm Monday – Friday 7.00am – 1.00pm Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason In the interests of the amenities of the residential occupiers in the locality.

(11) No development shall take place until details of the type and siting of acoustic barriers and site hoardings to be erected during the construction period have been submitted and agreed in writing by the Local Planning authority. No construction work shall then take place without the barriers and hoardings thus approved being in their agreed location.

Reason In the interests of the amenities of the residential occupiers in the locality.

(12) Any ventilation, refrigeration, and combined heat and power plant shall achieve a noise rating of no more than the following dB (A) Day time LAeq (15 min) 42dB (A)
Night time LAeq (15min) 36dB (A)
At the boundary of the site with Annett's Close.

Reason: In the interests of the amenity of residents in Annett's Close.

(13) No development shall take place until a scheme for the control of airborne dust emissions from the application site, during the demolition and construction phases, has been submitted to and approved by the Local Planning Authority. The scheme as approved shall be implemented to the satisfaction of the Local Planning Authority.

Reason: In the interests of the amenity of neighbouring residents.

(14) There shall be no spillage of light into residential dwellings adjacent to the development hereby consented greater than 10 lux before 11pm and 2 lux after 11pm.

Reason: In the interests of the amenity of neighbouring residents.

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

The investigation must include:

A full desktop survey of historic land use data,

A conceptual model of the site identifying all potential and actual contaminants, receptors and pathways (pollution linkages).

A risk assessment of the actual and potential pollution linkages identified,

A remediation programme for contaminants identified. The remediation programme shall incorporate a validation protocol for the remediation work implemented, confirming whether the site is suitable for use.

The remediation programme shall be fully implemented and the validation report shall be forwarded to the local planning authority prior to use of the premises.

Reason: In order to ensure and contamination at the site is adequately remediated.

(16) The retail unit hereby approved shall only be open between the hours of 7am to 11pm Monday to Saturday and 10am to 5pm on Sundays and Bank Holidays.

Reason: In the interests of the amenity of neighbouring residents.

(17) No deliveries (including home shopping deliveries) shall be taken at or despatched from the site outside the hours of 7:00am to 10pm Monday – Saturday nor at any times on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenity of neighbouring residents.

(18) The acoustic barrier as shown on the approved plans shall be designed with a minimum superficial density of 10kg/m² and of minimum 2 metres in height. The barrier shall be fully erected prior to the retail unit first coming into use, and shall thereafter be retained and maintained in accordance with a scheme of repair and maintenance to be submitted to and agreed in writing by the Local Planning Authority prior to the barrier being erected.

REASON: In order to ensure that the acoustic barrier is erected and maintained thereafter in a manner which protects the amenities of adjacent residential properties.

(19) No development shall commence until further details of any external lighting to be installed (which shall demonstrate measures to reduce light spillage) shall be submitted to and approved by the Local Planning Authority and shall thereafter be operated in accordance with those further details approved.

Reason: In the interests of visual amenity of neighbouring residents.

(20) Before the first occupation of any part of the building a scheme for the covered secure parking of bicycles shall be submitted to and approved by the Local Planning Authority and the scheme as approved shall be implemented prior to first occupation and thereafter shall be retained in relation to the development hereby permitted.

REASON: To promote the use of energy efficient modes of transport in accordance with local and national policy objectives.

(21) Before the first occupation of any part of the building a scheme to restrict shopping trolleys leaving the curtilage of the site, shall be submitted to and approved by the Local Planning

Authority and the scheme as approved shall be implemented prior to such first occupation and thereafter shall be retained in relation to the development hereby permitted.

REASON: In the interests of the general amenity of the surrounding area.

(22) This permission grants a net convenience sales floor area of 1950 square metres and a net comparison goods sales area of 1022 square meters. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), there shall be no provision of retail floorspace in excess of the net areas defined within the building without the prior express consent of the Local Planning Authority neither shall there be any alteration or subdivision of the sales floor, nor provision of ancillary or subsidiary retail units within that sales floor.

Reason: In the interests of the preservation of the vitality and viability of the specialist retail function of Amesbury Town Centre.

(23) Immediately upon the commencement of trading of the retail store hereby permitted, provision shall be made at the entrance to the store for the advertising of town centre retail and service facilities in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority prior to commencement of the internal fitting out of the building.

Reason: In the interests of the preservation of the vitality and viability of the specialist retail function of Amesbury Town Centre.

(24) Notwithstanding the provisions of Part 4 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), the car parking and service yard areas shall not be used for any other purpose without the prior approval by the Local Planning Authority

REASON : To prevent temporary uses and structures ancillary to the retail use of the building taking place within the car park in the interests of the amenities of the locality and to ensure that adequate servicing and turning facilities are provided at all times.

(25) Surface water shall be disposed of in accordance with the details submitted to ensure that there is no surface water run off from the site for all events up to the 1 in 100 year storm Including an allowance of 20 % increase in peak rainfall intensity to take account of climate change in accordance with Planning Policy Statement 25

REASON: To ensure the satisfactory provision of drainage facilities to serve the proposed development.

(26) No development shall commence until a scheme of energy and water efficiency measures to reduce the energy and water consumption of the building hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the building and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

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

(27) 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, commercial lorry parks and petrol stations 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 petrochemical substances from car parking surfaces polluting the water environment.

(28) Before the development hereby permitted a Travel Plan including the following additional information must be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency:

Implement Travel Plan measures to discourage single occupancy vehicle travel;

The number and type of cycle parking facilities, to be agreed with the Local Highway Authority and Highways Agency;

Provision of bus service diversion information and whether these changes have been agreed with the local bus operator;

Information regarding the number of staff car parking spaces and the potential provision of car sharing spaces.

The provision of an enforcement mechanism to ensure mode share targets are met;

Financial incentive measures to encourage sustainable travel.

Reason: To minimise the impact of the proposed development on the Strategic Road Network.

(29) No development shall take place until a detailed scheme for site accesses, both vehicular and pedestrian/cyclists, has been submitted and agreed in writing by the local planning authority.

Reason In the interests of highway safety and amenity.

(30) No development shall take place until a comprehensive programme for the undertaking of the off-site works, including the processing of any Traffic Regulation Order, has been submitted to and approved in writing by the Local Planning Authority, and the highway works and other requirements shall be provided and undertaken strictly in accordance with the approved programme or any changes to the programme as may subsequently have been agreed by the local planning authority.

Reason: In the interests of promoting sustainable travel.

(31) No development shall take place until a scheme for the translocation of protected species as detailed at paragraph 6.4.153 of the environmental statement has been submitted to and approved in writing by the local planning authority. The scheme as is approved shall be implemented prior to the commencement of development.

Reason: In the interests of protecting wildlife at the site.

INFORMATIVES

Pollution Prevention During Construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery oils chemicals and materials the use and routing of heavy plant and vehicles the location and form of work and storage areas and compounds and the control and removal of spoil and wastes.

You are recommended to refer to Environment Agency Pollution Prevention Guidelines found at www.environment-agency.gov.uk/business/444251/444731/ppg_version_1_lang_e

Condition 26

It is noted that the submitted calculations do not take into account any allowance for climate change however the F S is given as 2 which should accommodate this extreme event. Neither the Local Planning Authority nor the Environment Agency accept any liability for the detailed calculations contained in the FRA. This permission does not constitute approval of those

calculations nor does it constitute the Environment Agency 's consent or approval that may be required under any other statutory provision byelaw order or regulation

Condition 27

The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include as a minimum dual flush toilets, water butts, spray taps, low flow showers, no power showers and white goods where installed with the maximum water efficiency rating. Greywater recycling and rainwater harvesting should be considered.

The submitted scheme should consist of a detailed list and description including capacities, water consumption rates etc where applicable of water saving measures to be employed within the development. Applicants should visit <http://www.environment.agency.gov.uk/Subjects/WaterResources/HowWeHelpToSaveWater/Publications/ConservingWaterinBuildings> for detailed information on water saving measures. A scheme of water efficiency should be submitted in accordance with the information supplied on the website. The following may also be helpful: <http://www.savewatersavemoney.co.uk>.

64. S/2008/0572 - Revised application to S/2007/1865. Demolition of all buildings and redevelopment to form a Class A1 foodstore with associated parking and landscaping and alterations to access. Installation of wind turbine

The Principal Planning Officer informed the Committee that the application before them was identical to the previous item (see Minute 63 above). The Committee therefore considered both applications simultaneously and reached the same decision as at Minute 63.

Resolved – That the above be noted

65. S/2007/2226 - Development of a 6131 sqm store (Class A1) together with ancillary servicing and parking with highways improvements and alterations to the roundabout at Porton Road and Sunrise Way to increase capacity at Plot C1 Solstice Park, Amesbury

The committee considered a verbal presentation from the Principal Planning Officer in conjunction with the previously circulated report of the Head of Development Services, a site visit held earlier in the day and the additional correspondence tabled at the meeting. John Middlesworth, a local resident, Andrew Williams, Stonehenge Chamber of Trade and John Littman, on behalf of the applicant, all spoke in support of the application. Roger Fisher addressed the Panel in his capacity as Deputy Mayor of Amesbury Town Council, and Councillor Noeken spoke in his capacity as both Wiltshire County Councillor representing Amesbury and Ward Councillor representing Amesbury East.

Resolved – that 1) subject to receipt of satisfactory amended plans that include tree planting within the car park area and increase the amount of landscaping around the periphery of the site, and amend the lighting scheme – reducing the height of the columns and improve the design to reduce light spillage, the decision be delegated to the Head of Development Services to approve;
2) the application be referred to the Secretary of State for determination as a departure from saved policy E8A of the adopted Salisbury District Local Plan and under the Shopping Direction 1993, following completion of a Section 106 Agreement as follows:

A) Financial contributions to highway/pedestrian/cycle improvements as follows:

1. £55,000 per year for a period of 5 years from commencement of development (total £275,000) for a bus service which serves Amesbury and the store
2. £18,000 per year for a period of 3 years from commencement of development (total £54,000) for the Solstice Park bus
3. £25,000 payable upon commencement of development towards improving pedestrian/cycle facilities on Porton Road in addition to the infrastructure shown on the plans
4. £150,000 payable upon commencement of development towards providing a footway/cycleway towards Bulford, this sum to be ring fenced until 2011 after which time if it has not proved to be a viable project, for other pedestrian/cycle improvements in the Stonehenge Community Area which would benefit those travelling to the site

B) Adherence to the terms of the original S106 Agreement for Solstice Park.

Reasons for approval:

1. There is an identified need for another supermarket within Amesbury and it is considered that there is no site currently available to meet the identified need within the town centre.
2. Taken together with the London Road site previously recommended to the Secretary of State for approval, the cumulative impact would not damage the town centre by reason of the beneficial clawback in trade to Amesbury that would result and the town centre's role and future as a speciality retail centre. The proposal will therefore comply with saved policy G1 of the adopted Salisbury District Local Plan.
3. The proposal would not be detrimental to employment as it would provide an equivalent number of jobs and a range of jobs. Furthermore, the cancellation of the proposed dualling of the A303 has reduced the attractiveness of Solstice Park to future employers.
4. The design of the building complies with the design code of Solstice Park
5. The proposal complies with DP6 of the approved Wiltshire and Swindon Structure Plan in that the financial contributions towards pedestrian/cycle route improvements, pedestrian crossings and a bus service promote sustainable travel to the site, and address any concerns about the sustainability of the site and will be of benefit to Solstice Park.

And Subject To The Following Conditions:

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

Reason: to comply with the provisions of sections 91 & 92 of the Town & country Planning Act 1990

(2) No building on any part of the development hereby permitted (including any superstructures) shall exceed 11.5 m in height.

Reason: the application is in proximity to an airfield- in the interests of airfield safeguarding.

(3) Before development is commenced, 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 shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D04A)

Reason: To secure a harmonious form of development

(4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant]. (G01A)

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(5) Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate; implementation programme]. (G02A)

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(6) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority. (G03A)

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(7) 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 reprofiling of land areas including the levels and contours to be formed, showing the relationship of proposed landform to existing surrounding landform and roads. Development shall be carried out in accordance with the approved details.

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of reprofiling and landscaping of the development site in the interests of visual amenity.

(8) No development shall take place until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule. (G08A)

Reason: to enable the Local Planning authority to secure a satisfactory standard of design and implementation of landscaping of the development in the interests of visual amenity.

(9) No development shall commence until a detailed scheme of works to cover access to the site by vehicles, pedestrians/cyclists and buses shall have been submitted to and agreed in writing by the Local Planning Authority in general accordance with diagrams 0719/44_1_500, 0719/45B, 0719/7A and 0719/27A, For the avoidance of doubt, the measures are to include the vehicular site access, service yard, pedestrian/cycle crossing facility on Sunrise Way, bus facilities on Porton Road (both next to the site and to the north of London Road) and 2 pedestrian/cycle crossings on Porton Road. Development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and servicing of the site.

(10) No development shall commence until a comprehensive programme for the undertaking of the off-site highway works, shall have been submitted to and approved in writing by the Local Planning Authority. All necessary off-site highway works shall be provided and undertaken strictly in accordance with the approved programme or any changes to the programme as may subsequently have been agreed by the Local Planning Authority.

Reason: In the interest of ensuring that the required infrastructure is provided at the appropriate times

(11) No development shall commence until a comprehensive construction phase programme shall have been submitted to and approved in writing by the Local Planning Authority. The plan will include the routing and timing of construction traffic, together with any necessary temporary access arrangements.

Reason: In the interests of highway safety and to mitigate any adverse environmental impact to neighbouring communities.

(12) No development shall take place until a detailed Construction Environment Management Plan has been submitted to and approved by the Local Planning Authority. Such plan shall incorporate the recommendations of paras 6.115-6.126 of the revised

Environmental Statement (in respect of noise) and paras 7.90 – 7.93 of the Environmental Statement in respect of dust mitigation and shall be adhered to at all times thereafter..

Reason: In the interests of the amenities of the residential occupiers in the locality- The site is bare chalk and there is otherwise a risk of windblown dust and noise transmission .

(13) The service yard shall not be brought into use until screen walls shown on the approved drawings have been erected.

Reason: In the interests of the amenities of the locality

(14) No construction work shall take place on Sundays or public holidays or outside the hours of 7.00am to 7.00pm Monday – Friday 7.00am to 1.00pm Saturdays. This condition shall not apply to the internal fitting out of the buildings. The exception at para 6.1117 of the Environmental Statement to noisy working will only include internal fitting out unless otherwise agreed by Local Planning Authority

Reason: In the interests of the amenities of the residential occupiers in the locality

(15) No development shall take place until details of the type and siting of acoustic barriers and site hoardings to be erected during the construction period have been submitted and agreed in writing by the Local Planning authority. No construction work shall then take place without the barriers and hoardings thus approved being in their agreed location.

Reason: In the interests of the amenities of the residential occupiers in the locality

(16) No deliveries (including home shopping deliveries) shall be taken at or despatched from the site outside the hours of 7.00 am - 10.00 pm Monday - Saturday nor at any times on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenities of the residential occupiers in the locality

(17) No development shall commence until further details of any external lighting to be installed (which shall demonstrate measures to reduce light spillage) shall be submitted to and approved by the Local Planning Authority and shall thereafter be operated in accordance with those further details approved

Reason: In the interests of visual amenity and to comply with the Air Navigation Order as the site is within proximity of an airfield

(18) Before the first occupation of any part of the building, schemes for
(a) the covered secure parking of bicycles and
(b) to restrict shopping trolleys leaving the curtilage of the site, shall be submitted to and approved by the Local Planning Authority and such schemes as may be approved shall be implemented prior to such first occupation and thereafter shall be retained in relation to the development hereby permitted. (O02A)

Reason: To promote the use of energy efficient modes of transport in accordance with local and national policy objectives and in the interests of the amenities of the surrounding area.

(19) The building shall not be opened for trading until the controlled pedestrian crossings on Porton Road and Sunrise Way hereby approved have been installed and brought into operation.

Reason: In the interests of pedestrian safety.

(20) Prior to commencing construction of the proposed development the applicant shall provide full details of how they intend to comply with the existing Travel Plan for the site The acceptability of these proposals will need to be agreed in writing by the Local Planning Authority and Local Highway Authority in consultation with the Highways Agency acting on behalf of the Secretary of State for Transport In complying with the existing Travel Plan the applicants will need to address the following issues

- The identification of targets for trip reduction and modal shift
- The methods to be employed to meet these targets
- The mechanisms for monitoring and review
- What occurs in the event that targets are not met
- The mechanisms for mitigation
- Implementation of the Travel Plan to an agreed timescale or timetable and its operation thereafter
- Mechanisms to secure variations to the Travel Plan following monitoring and review
- A review of the targets shall be undertaken within 3 months of the occupation of the development and on an annual basis thereafter at the time of submission the annual Travel Plan Report

Reason: To ensure that the operation of the Strategic Highway Network is protected and that sustainable travel objectives for the site are met and maintained

(21) No petrol filling station shall be provided at the site with out the prior approval of the Local Planning Authority and Local Highways Authority in consultation with the Highways Agency acting on behalf of the Secretary of State for Transport

Reason: To ensure that over development does not occur at the site and the trips rate to the site are not significantly increase without prior approval of the LPA

(22) This permission grants a net convenience sales floor area of 2415 square metres and a net comparison goods sales area of 929 square metres. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), there shall be no provision of retail floorspace in excess of the net areas defined within the building without the prior express consent of the Local Planning Authority neither shall there be any alteration or subdivision of the sales floor, nor provision of ancillary or subsidiary retail units within that sales floor.

Reason: In the interests of the preservation of the vitality and viability of the specialist retail function of Amesbury Town Centre.

(23) Immediately upon the commencement of trading of the retail store hereby permitted , provision shall be made at the entrance to the store for the advertising of town centre retail and service facilities in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority prior to commencement of the internal fitting out of the building.

Reason: In the interests of the preservation of the vitality and viability of the specialist retail function of Amesbury Town Centre.

(24) Notwithstanding the provisions of Part 4 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), the car parking and service yard areas shall not be used for any other purpose without the prior approval by the Local Planning Authority

Reason: To prevent temporary uses and structures ancillary to the retail use of the building taking place within the car park in the interests of the amenities of the locality and to ensure that adequate servicing and turning facilities are provided at all times.

(25) Surface water shall be disposed of in accordance with the details submitted to ensure that there is no surface water run off from the site for all events up to the 1 in 100 year storm Including an allowance of 20 increase in peak rainfall intensity to take account of climate change in accordance with Planning Policy Statement 25

Reason: To ensure the satisfactory provision of drainage facilities to serve the proposed development

(26) No development shall commence until a scheme of energy and water efficiency measures to reduce the energy and water consumption of the building hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The

approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the building and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

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

(27) 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 commercial lorry parks and petrol stations 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 petrochemical substances from car parking surfaces polluting the water Environment

(28) The lighting scheme shall be carried out in accordance with the revised scheme submitted (AWAITED) and shall not be varied without the prior express consent of the Local Planning Authority.

Reason: To reduce light spillage in the interests of amenity

INFORMATIVES

Conds 4- 8

Trees within the site boundary shall not exceed 11.5m in height above ground level and the maintenance scheme must make provision for keeping trees trimmed to this height. Landscaping should not be designed to provide a habitat attractive to birds and the therefore the use of fruiting trees such as bird cherry will not be acceptable as part of the landscape scheme and further plans will need to be submitted.

Pollution Prevention During Construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site Such safeguards should cover the use of plant and machinery oils chemicals and materials the use and routing of heavy plant and vehicles the location and form of work and storage areas and compounds and the control and removal of spoil and wastes

You are recommended to refer to Environment Agency Pollution Prevention Guidelines found at www.environmentagency.gov.uk/business/444251444731/ppg/version/1/lang/en

Condition 25

It is noted that the submitted calculations do not take into account any allowance for climate change however the F S is given as 2 which should accommodate this extreme event . Neither the Local Planning Authority nor the Environment Agency accept any liability for the detailed calculations contained in the FRA This permission does not constitute approval of those calculations nor does it constitute the Environment Agency 's consent or approval that may be required under any other statutory provision byelaw order or regulation

Condition 26

The development should include water efficient appliances fittings and systems in order to contribute to reduced water demand in the area These should include as a minimum dual flush toilets water butts spray taps low flow showers no power showers and white goods where installed with the maximum water efficiency rating Greywater recycling and rainwater harvesting should be considered

The submitted scheme should consist of a detailed list and description including capacities water consumption rates etc where applicable of water saving measures to be employed within the development Applicants should visit

<http://www.environmentagency.gov.uk/Subjects/WaterResources/HowWeHelpToSaveWater/Publications/ConservingWaterinBuildings> for detailed information on water saving measures. A scheme of water efficiency should be submitted in accordance with the information supplied on the website. The following may also be helpful: <http://www.savewatersavemoney.co.uk>

Waste Management

This should ensure timely removal of food waste to minimise the risk of bird strike.

Sustainable Development

It is recommended that the building should achieve BREEAM excellent rating.

This permission does not grant approval or acceptability of any sign shown on the plans which is subject to separate consent under the Town & Country Planning (Control of Advertisements) (England) (Amendment) regulations 2007 or any subsequent amending legislation.

Should the amended plans submitted not be considered to be satisfactory by the HDS, the matter shall be brought back to P & R.

*The meeting concluded at 8:55 pm
Members of the public present: 25*