

Minutes

Meeting of : Planning and Regulatory Panel
Meeting held in : Guildhall, Salisbury
Date : Tuesday 29 July 2008
Commencing at : 6:00 pm

Present:

Councillor D O Parker (Chairman)

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

Councillor Hewitt was in attendance in his capacity as District Councillor for Upper Bourne, Idmiston and Winterbourne and he also spoke on behalf of County Councillor K Wren, the County Councillor for Bourne and Woodford Valley, for the matter set out under Minute 71 (Planning application - S/2007/1402).

Apologies: Councillors I D McLennan (Vice-Chairman) and Mrs C Hill (Councillor Miss Tomlinson substituted)

66. Public Question/Statement Time:

There were none

67. Councillor Question/Statement Time:

There were none.

68. Minutes:

Resolved: that the minutes of the last special meeting held on 19 May 2008 and the ordinary meeting held on 20 May 2008 (previously circulated) be approved as correct records and signed by the Chairman.

69. Declarations of interest:

Councillor Britton declared personal and non-prejudicial interests in the matters set out under Minute 71 (Planning Application - S/2007/1402), as he is a resident of Porton. He remained in the meeting, spoke and voted thereon.



INVESTOR IN PEOPLE



CUSTOMER SERVICE EXCELLENCE

Awarded in:
Housing Services
Waste and Recycling Services



70. Chairman's Announcements:

There were none.

71. S/2007/1402 - B1 development, comprising offices and laboratories, open space, roads and car parking at Land Off Manor Farm Road, Porton Down, Salisbury, SP4 0JG:

The committee considered a verbal presentation from the Principal Planning Officer in conjunction with the previously circulated report of the Head of Development Services, and the additional correspondence tabled at the meeting.

Mr Thorne, the applicant, spoke in support of the application. Mr P Fisher of Idmiston Parish Council stated that the Parish Council had no objection to the application. Councillor Hewitt spoke in support of the planning application, in his capacity as District Councillor for Upper Bourne, Idmiston and Winterbourne. Councillor Hewitt also spoke on behalf of County Councillor K Wren, the County Councillor for Bourne and Woodford Valley, stating that the County Council had no objection.

After in-depth discussions by the Panel on the above application, amendments to the conditions and informatives were made. These included; further restrictions on the hours of construction work, controlling the development of the site so that it does not coincide with the construction work on the Pheasant Road and to recommend to the applicant that when consulting on cycling matters for the Green Travel Plan that a member of the cycling community be invited.

Resolved – that:

1. the Appropriate Assessment be endorsed by the Panel, and;
2. the application be approved for the following reasons:

The proposal it is considered would comply with Policy E8B of the Saved local plan policies in that it would create a new science park that has the potential to provide a significant number of new jobs and is provided for in the Porton Down Masterplan saved SPG. It is considered that the conditions and measures to be included in the legal agreement provide adequate mitigation in transport terms for the proposal.

And subject to the following conditions:

- (1) Approval of the details of the siting, design and external appearance of the buildings, 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. (A01A)

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995 as amended

- (2) Plans and particulars of the reserved matters referred to in condition A01A above, relating to the siting, design and external appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved. (A02A)

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995 as amended

- (3) Application for approval of the first of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and all reserved matters shall be submitted by the 1/1/2016 (A03A)

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995 as amended

- (4) The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the first of the reserved matters to be approved.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004..(0001 AMENDED)

- (5) Prior the submission of the first of the reserved matters applications, the applicant shall submit to, and have approved in writing by, the Local Planning Authority a Design Code setting out block layouts, highway treatments, design forms, landscape strategy, and lighting and the developments shall subsequently accord with the approved principles, details and designs set out within the design code.

Reason: To ensure that a development of this scale appropriately reflects the scale, design and appearance of its landscape context in the interests of landscape and visual amenity.

- (6) The details of all lighting proposals, including street lighting, lighting for footpaths, and parking areas including the intensity of the lighting and design for light columns shall be submitted to, and approved in writing by the Local Planning Authority prior to the development of each phase of development, and the works shall subsequently accord with the approved scheme.

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 SPA and Stone Curlew population and upon the landscape in the interests of visual amenity.

- (7) Before the first development of each subsequent reserved matters application, a schedule of external facing materials relating to that reserved matters application shall be submitted, and where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on site, 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

- (8) No development within each subsequent reserved matters submission shall take place until full details of the requirements of that reserved matters submission site in terms of both hard and soft landscape works, to include the phasing of implementation, 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 hereby permitted. 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, 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 for the landscaping of the proposed development, in the interests of visual amenity.

- (9) No works or development within each subsequent reserved matters submission shall take place until full details of the requirements of that reserved matters submission in terms of all proposed tree planting and the proposed times of planting, have been approved in writing by the Local Planning Authority and all tree planting shall be carried out in accordance with those details and at those times.

Reason: To ensure the satisfactory establishment of the approved scheme for the landscaping of the site.

- (10)The development shall strictly accord with the approved Code of Construction Management. Additional details will be submitted to, and approved in writing prior to the commencement of each reserved matter application setting out the provision for staff car parking away from

adopted roads, together with precise location of stored materials, the provision of noise attenuation measures, dust management and wheel washing facilities where necessary, and the construction process shall subsequently accord with the approved working practices.

Reason: In order to protect the residential amenity of adjoining residents.

(11) No construction work (excluding the internal fitting out of dwellings), nor the movement of spoil from site shall take place outside the hours of 0800- 1800, Monday to Thursday 0800- 1800 on Friday, 0800 - 1300 on Saturday and at no time on Sundays and Bank holidays.

Reason: In order to protect residential amenity)

(12) No development shall commence until a scheme for the provision of recycling facilities, including siting, surfacing, means of access and timing of provision has been submitted to, and approved in writing by the Local Planning Authority, and development shall subsequently accord with the approved scheme.

Reason: To ensure that the development delivers sustainable land use planning.

(13) Prior to the commencement of development, full details of the road layout and construction shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include longitudinal sections, typical cross sections, street lighting and road drainage. The development shall thereafter be carried out in accordance with the approved details and no building shall be occupied until that part of the access road which serves it has been constructed up to and including bindercourse (basecourse) surfacing in accordance with the approved details.

Reason: In the interests of highway safety and to ensure that an adequate means of access is available when the building(s) are occupied.

(14) The premises shall be used for B1 use class and for no other purpose (including any other purpose in class B1 of the schedule to the Town and Country planning (use classes) order 1987 as amended by the use classes order amendment 2005, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason: To enable the local planning authority to exercise control over the use of the premises in the interests of regulating any alternative kinds of B1 use activities or operations which are not justified by this sites location at Porton Down.

(15) No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation, to include Sustainable Drainage Systems in accordance with the Environmental Statement (Chapter 12 – Water Management), 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 prevent the increased risk of flooding.

(16) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

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

(17) No development approved by this permission shall be commenced until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The measures included in the CEMP shall reflect those contained in the submitted Environmental Statement. The CEMP shall also include the following:

- Measures to prevent environmental pollution to watercourses during construction.
- Measures to avoid negative impacts on protected species and habitats

- Methods of operation to avoid or minimise environmental impacts, and measures to reduce impacts when no construction is taking place (such as through sensitive lighting and protecting work areas from access by wildlife).
- Measures to avoid noise and disturbance to local residents at Porton Down during construction.

Development shall be carried out in accordance with the CEMP.

Reason: To avoid negative impacts upon the environmental resource.

(18) No development shall take place 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 buildings are occupied. 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/or neighbouring premises.

(19) Details of the mitigation measures to be used in order to minimise any residual negative effects on the SPA/SAC both during and after construction as detailed on page 34 point 8.8.1 to 8.8.7 of the environmental assessment shall be submitted to and approved in writing prior to the commencement of development. Any details as approved shall be carried out in accordance with the scheme submitted.

Reason: In order to mitigate any adverse impacts on the SAC/SPA/SSSI.

(20) No Construction works on the development hereby approved shall take place at the same period that the upgrade of the Pheasant road, as required as part of the legal agreement for Project Inspire, is taking place.

Reason: In order to ensure that construction vehicles needed for the development of this site access the site from the A30 via the Pheasant road and do not drive through Porton village.

INFORMATIVES

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.

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 www.environment-agency.gov.uk 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 council considers an appropriate level of car parking for this development to be 1 parking space per 40 m² and will expect reserved matters in relation to parking to accord with this level of provision.

The council recommends that a member of the cycling community (for example a member of COGS) be invited to take part in any discussions regarding cycle way matters relating to the Green Travel Plan.

Sustainable Construction

We strongly recommend that the proposed development includes sustainable design and construction measures. In a sustainable building minimal natural resources and renewables are used during construction and the efficient use of energy is achieved during subsequent use. This reduces greenhouse gas emissions and helps to limit and adapt to climate change. Running costs of the building can also be significantly reduced.

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

Policy	Purpose
G1	Sustainable development
G2	General Development control criteria
G5	To ensure a satisfactory means of drainage
G8	Protection of water resources
G12	Development within MoD land
D1	Standard of Design
D8	Provision of public art
CN19	Environmental Improvement Schemes
CN21	Archaeology
C12	Development affecting protected species
E8B	Employment allocation at Porton Down
E19	Enlargement of existing employment sites

*The meeting concluded at 7:45 pm
Members of the public present: 5*