

STRATEGIC PLANNING COMMITTEE

MINUTES of a MEETING of the STRATEGIC PLANNING COMMITTEE held at COUNTY HALL, TROWBRIDGE on WEDNESDAY 15 JULY 2009.

PRESENT:

Mr A Davis (Chairman), Mr P Brown, Mr P Fuller, Mrs MEM Groom, Mr CP Humphries, Mr JP Johnson, Mr M Packard, Mr AJ Trotman, Mr IC West and Mr F Westmoreland.

Mr M Connolly also attended the meeting.

1. **Apologies** Apologies for absence were received from Mr J Ody and Mr G Wright.
2. **Chairman's Announcement** The Chairman announced that the Committee would be asked to consider a planning application for a Regional Distribution Centre at Amesbury in September and bearing in mind the amount of local interest generated by this proposal, it was suggested that a special meeting of the Committee be held in Amesbury starting at 6.00pm. It was agreed to hold this meeting on Tuesday 22 September 2009 to be held in the Edmund Hall, Antrobus House, Amesbury starting at 6.00pm.
3. **Tidworth & Ludgershall: New Academy for 11 - 18 year olds, refurbished Sports Building, new Boarding House for 100 Pupils and Staff, new Cadet Force and Energy Centre. Landscaped grounds with 4 Tennis Courts, Turf Pitch and Parking for 151 Cars at Castledown School, Ludgershall. (Application No. E.09.0361)** Consideration was given to a report by the Service Director, Development which asked the Committee to consider this application.

On hearing the views of Mr M Connolly, the local Councillor,

Resolved:

- (1) **To grant planning permission, subject to the following conditions and for the following reasons:-**

1. **The development hereby permitted shall be begun before the expiration of three years from the date of permission.**

Reason: *To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.*

2. No development shall take place on site until samples of materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: *In the interests of visual amenity and the character and appearance of the area.*

3. The measures detailed in the approved Construction Method Statement (Kier document Revision A dated 29 June 2009) shall be carried out in full and in accordance with timescale/programme.

Reason: *To ensure the safety of site users and in the interests of amenity.*

4. No development shall commence on site until a detailed engineering scheme in line with the principles set out in Plan PL00(90) LP7001 Rev B has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the layout of site accesses, car parking, cycle parking, bus facilities, pedestrian and cycle routes (including the upgraded route along the A3026), access arrangements for large vehicles, street lighting, signing and lining. Development shall be carried out in accordance with the approved scheme.

Reason: *In the interests of highway safety.*

5. No development shall take place until a comprehensive programme for the undertaking of the off-site highway works has been submitted to and approved in writing by the Local Planning Authority. The highway works shall be provided and undertaken in accordance with the approved programme or any changes to the programme as may subsequently be approved in writing by the Local Planning Authority.

Reason: *In the interests of highway safety.*

6. No development shall commence on site until a revised Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

Reason: *In the interests of road safety and reducing vehicular traffic to the development.*

7. No development shall commence on site until a management plan for the control, treatment and disposal of the Japanese Knotweed as identified within the Ecological Method Statement dated March

2009 has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: *To prevent the spread of Japanese Knotweed, an invasive non-native plant.*

8. The measures detailed in the approved Ecological Method Statement (Simecology Ltd document dated March 2009) shall be carried out in full and in accordance with timescale/programme.

Reason: *In the interests of wildlife conservation.*

9. The measures detailed in the approved Post-Development Site Management Plan (Simecology Ltd document dated 23 March 2009) shall be carried out in full and in accordance with timescale/programme.

Reason: *In the interests of wildlife conservation.*

10. The measures detailed in the approved Landscape Maintenance Plan (BDP document dated March 2009) shall be carried out in full and in accordance with timescale/programme.

Reason: *In the interests of visual amenity and wildlife conservation.*

11. All existing trees shall be retained, unless shown on the approved drawings as being removed. All trees on and immediately adjoining the site shall be protected from damage as a result of works on site, in accordance with the details submitted in the letter and enclosures from Kier Group to Wiltshire Council dated 29 June 2009, for the duration of the works on site and until at least five years following contractual practical completion of the approved development. In the event that trees become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by no later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

Reason: *To ensure the continuity of amenity afforded by existing trees.*

12. No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason: *To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.*

13. Development shall be halted and the Local Planning Authority informed should any unexpected grounds conditions, including made ground or potentially contaminated land, be discovered during the course of development. No further development shall be carried out until the applicant has submitted and obtained written approval from the Local Planning Authority for a remediation strategy detailing how the unsuspected contamination will be dealt with.

Reason: *To prevent pollution of groundwater and to safeguard the amenity of the site.*

14. The development hereby permitted shall not be commenced until a scheme for the disposal of foul water has been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details.

Reason: *To ensure the development can be adequately drained.*

15. 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 and prudent use of natural resources.*

16. No development shall commence on site until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved in writing by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

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

17. Prior to the commencement of the development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of pricing policy, hours of use, access by non-school users, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon commencement of use of the development.

Reason: *To secure well managed and safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with national policy.*

18. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of a floodlit synthetic turf pitch and multi-use games area that accords with Sport England Technical Guidance. The scheme shall include the specification for the floodlighting and the construction of the synthetic pitch and multi-use games area, and a timetable for their provision. The facilities shall be provided in accordance with the approved scheme.

Reason: *To ensure the satisfactory quantity, quality and accessibility of compensatory pitch provision in line with policy.*

19. No development shall take place until a detailed lighting scheme, which accords the principles established in the submitted lighting document (BDP dated 5 March 2009) and on Drawing D14393/PY/B has been submitted to and approved by the Local Planning Authority. The scheme shall include column specification, lux levels and hours of operation for the floodlit pitch. The development shall be carried out in accordance with the proposed scheme.

Reason: *In the interests of visual amenity and the impact of the proposal.*

Note to Applicant:

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

Plan References:

Site Location Plan PL00(00)AP6000

Landscape

PL 00(90)LP6000 Existing Site Plan 1:750
PL 00(90)LP7000 Proposed Site Plan 1:750
PL 00(90)70001 Rev B Landscape Masterplan 1:500
PL 00(90)LP7002 Existing Trees to be retained/removed 1:500

Site Wide

PL 00(00)AP6000 Site Location Plan NTS
PL 00(00)AP6001 Site Boundary/Ownership Line 1:750
PL 00(00)AP6500 Existing School – Ground Floor Plan 1:500
PL 00(00)AP6501 Existing School – First Floor Plan 1:500
PL 00(00)AE6500 Existing School – Elevations NTS

PL 00(00)AE6501 Existing School – Elevations NTS

Academy

PL 01(SK)0001 – Arial concept NTS
PL 01(SK)0002 – Academy Concept Axonometric NTS
PL 01(20)AP1200 – Ground Floor Plan 1:200
PL 01(20)AP1201 – First Floor Plan 1:200
PL 01(20)AP1202 – Second Floor Plan 1:200
PL 01(20)AP1203 – Roof Plan of main building 1:200
PL 01(21)AE3200 – North-east and south-east elevations 1:200
PL 01(21)AE3201 – North-west and south-west elevations 1:200
PL 01(21)AS2200 – Sections AA and BB 1:200
PL 01(SK)0003 - Model Photographs NTS
PL 01(SK)0004 – Front perspective NTS
PL 01(SK)0005 – Garden Perspective NTS
PL 01(SK)0006 – Materials Studies NTS

Boarding House

PL 02(20)AP1200 – Ground Floor Plan 1:200
PL 02(20)AP1201 – First, Second and Roof Plans 1:200
PL 02(21)AE3200 – South and North Elevations 1:200
PL 02(21)AE3201 – East and West Elevations 1:200
PL 02(21)AS2200 – Sections AA and BB 1:200
PL 02(SK)0001 – Exterior Perspective

Sports Centre

PL 03(20)AP1200 – Ground and Roof Plan 1:200
PL 03(21)AE3200 – Elevations 1:200

Combined Cadet Force/Energy Centre/Stores

PL 04(20)AP1200 – Ground and Roof Plan 1:200
PL 04(21)AE3200 – Elevations 1:200

Reasons for Granting Permission

The Council is of the opinion that the proposed development gives rise to no material harm, is in accordance with the Development Plan and that there are no material considerations that indicate that the decision should be made otherwise. The development is part of the Government's Building Schools for the Future – Academy Grant Programme and the establishment of an Academy at Castledown School represents an exciting opportunity to provide education, training and recreation to all members of the local community, with no significant adverse impact on the surrounding environment subject to the imposition of the following conditions.

The decision to grant planning permission has been taken having regard to Policies EN1, RE1, RE2, RE6, TCS2 and Tran10 of RPG 10: Regional Planning Guidance for the South West, Policies C1, C3, DP1, DP3, RLT1

and T5 of the Wiltshire and Swindon Structure Plan 2016 (Adopted April 2006) and Policies PD1, AT1, AT9, NR4, NR6, NR7, HH1 and TR17 of the Kennet Local Plan (Adopted 2004) and Interim Policy One: Renewable Energy and New Development.

- (2) To request the Officers to investigate the possibility of:-
 - (a) introducing a 30 mph speed restriction outside the Academy, and
 - (b) providing additional car parking spaces at the Academy.
- (3) To note that colour stain of the timber to be used in the construction of the new Academy building would be dealt with under Material Conditions, it being noted that the Local Member favoured a dark brown rather than black.

4. **Whiteparish: Proposed Extraction of Sand and Infilling with Inert Materials - Land at Round Copse North Extension, Brickworth Quarry, Harestock for Raymond Brown Minerals and Recycling Ltd. (Application No. S.08.8022)** The Committee received a report by the Service Director, Development which requested consideration of this application. A statement was then received from Mr S Cole on behalf of the applicant, in which he further explained certain details of the proposal.

Resolved: To grant planning permission, subject to the following conditions and for the following reasons:-

Commencement

1. The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: *In accordance with Section 51(1) of the Planning and Compulsory Purchase Act 2004.*

Duration

2. All operations granted by this permission shall have ceased and all plant, machinery, structures, hardstandings, security fences and haul roads shall be removed and the site restored in accordance with Drawing No. RBMR/AO46507 – 3/SEC/02 entitled ‘Round Copse North Extension Extraction and Restoration Contour Plan’ (dated 27 October 2008) by 30 April 2020.

Reason: *For the avoidance of doubt and to not prejudice the long term restoration of the site.*

Phasing

3. Extraction in Phase 4 as shown in Drawing No. RBMR/AO46507-3/ERP/02 (dated 27 October 2008) shall not be commenced until restoration has begun in Phase 1.

Reason: *To secure what is proposed in the application, and ensure the progressive and timely restoration of the site.*

Hours of Operation

4. No operations authorised by this permission shall take place outside of the following times:

Soil stripping and overburden removal: Monday – Friday 07.30 – 17.00

Mineral extraction and infilling:	Monday – Friday	07.30 – 17.00
	Saturday	07.30 – 12.00

There shall be no working on Sundays or Bank or Public Holidays.

Reason: To protect local amenity.

Soil Handling Strategy

5. No development shall commence on site until a detailed Soil Handling Strategy has been submitted to and approved in writing by the Mineral Planning Authority.

The scheme shall provide for:

- (i) A full Soil Handling Strategy for the designated ancient woodland site.
- (ii) A detailed phasing plan highlighting the soil storage stockpile areas in combination with the excavation and restoration sequence, together with proposals for ensuring that storage stockpile areas are kept to a defined height so as to reduce compaction and to allow for controlled surface water run-off and drainage.
- (iii) A restoration scheme to be prepared detailing the future mix of commercial and broadleaved planting together with details setting out the different planting zones.
- (iv) Details of the proposed future maintenance for each of the planting zones.

Development shall be carried out in accordance with the approved scheme.

Reason: To ensure that the seedbank of the area of designated ancient woodland is safeguarded.

Soil handling

6. No movement of soils shall be carried out except when the full depth of soil to be stripped or otherwise transported is in a dry and friable condition such that the topsoil can be separated from the subsoil without difficulty and so it is not damaged by machinery passing over it.

Reason: To prevent damage to soils.

Ecology

7. Prior to the commencement of development on the site a Construction Ecological Management Plan shall be submitted to and approved in writing by the Mineral Planning Authority. The Plan will set out the mitigation measures to be adopted to allow for the removal of any reptiles or other species encountered on the site. Development shall be carried out in accordance with the approved plan.

Reason: *In the interests of wildlife conservation.*

Waste Imported

8. Nothing other than inert waste shall be imported into the site and used in the restoration of the site.

Reason: *Waste materials outside these categories raise environmental and amenities issues which would require consideration afresh.*

Water Environment

9. The mitigation measures detailed in the Flood Risk Assessment submitted with the application shall be carried out in full throughout the course of the development.

Reason: *To prevent the risk of flooding by ensuring the satisfactory storage of disposal of surface water from the site.*

10. The development hereby permitted shall not commence until such time as a scheme for the storage of chemicals and the storage of oils has been submitted to, and approved in writing by, the Mineral Planning Authority. Development shall be carried out in accordance with the approved scheme.

Reason: *Protection of the water environment is a material planning consideration and development proposals, including mineral extraction, should ensure that new development does not harm the water environment.*

Archaeology

11. No development shall take place on the site until the applicant, or agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Mineral Planning Authority. Development shall be carried out in accordance with the approved scheme.

Reason: *To enable sites of archaeological interest to be adequately investigated and recorded.*

Landscape

12. No development shall commence on site until a detailed scheme of landscaping has been submitted to and approved in writing by the Mineral Planning Authority, the details of which shall include:
- (i) Indications of all existing trees and hedgerows on the land.
 - (ii) Details of any to be retained, together with measures for their protection in the course of development.
 - (iii) All species, planting sizes and densities, spread of all trees and hedgerows within or overhanging the site.
 - (iv) Finished levels and contours.

Reason: *To ensure a satisfactory landscape setting for the development and for the protection of existing important landscape features.*

13. All landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding following development commencing on the site. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Mineral Planning Authority.

Reason: *To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.*

Noise

14. During the permitted working hours the freefield equivalent continuous noise level (LAeq, 1 hour) for the period due to mineral extraction and waste importation and depositing operations shall not exceed 55dB as recorded at the boundary of the nearest inhabited property.

Reason: *To safeguard the amenity of local residents.*

Mobile plant

15. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times and shall be fitted with, and use, effective silencers. No reversing beepers or other means of warning of reversing vehicles shall be fixed to, or used on, any mobile site plant other than white noise alarms or beepers whose noise levels adjust automatically to surrounding noise levels.

Reason: *To safeguard the amenity of local residents.*

Dust

16. No development shall take place on the site until a scheme and programme of measures for the suppression of dust have been submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include inter alia:

- (i) The suppression of dust caused by the moving and storage of soil and overburden, stone and other materials within the site.
- (ii) Dust suppression on haul roads, including speed limits.
- (iii) Provision for monitoring and review of the scheme.

Such scheme shall be implemented and complied with at all times.

Reason: *To protect the amenities of the locality from the effects of any dust arising from the development.*

Access to the Site

17. Access to and from the site for any purpose in connection with the development hereby approved shall only be gained via the junction onto the A36 Brickworth Corner as approved under Planning Permission Reference S/00/1519 dated 1 August 2001 and no other point.

Reason: *In the interests of highway safety and to protect the amenities of the local area.*

Restoration

18. Upon the completion of tipping in each phase, the final layer of the fill shall consist of permeable and obstruction free material, including subsoil, to a depth of one metre, finished with a layer of not less than 0.25 metre of topsoil. No soil movement shall take place during wet conditions.

Reason: *To ensure the restoration of the site.*

Aftercare

19. An aftercare scheme, requiring that such steps as may be necessary to bring each phase of the land reclaimed to the required standard for use as mixed woodland afteruse, shall be submitted for the approval of the Mineral Planning Authority not later than 3 years from the commencement of development and thereafter be implemented as approved. The scheme shall include details of:

- (i) Nature of the intended after-use of the site.
- (ii) Sequence and phasing of backfilling and reclamation showing clearly their relationship to the working scheme.
- (iii) Re-spreading on completing of each phase of filling, of a total depth of at least 1 metre of final cover consisting of soil or other cover

material suitable as rooting medium, free of large stones or other obstructions to cultivation. This final cover shall be placed in layers. Any suitable cover material and overburden previously stripped from the site placed first as a base layer then subsoil as an intermediate layer, then topsoil as the uppermost layer to a depth of 0.25 metres.

- (iv) Ripping of any compacted layers of final cover to ensure adequate drainage and aeration. Such ripping should normally take place before placing of the topsoil.
- (v) Machinery to be used in soil re-spreading operations.
- (vi) Final levels of the reclaimed land and the gradient of the restored slopes around the margins of the excavation to be no higher than original ground levels and graded to prevent ponding of surface water.
- (vii) Drainage of the reclaimed land including the formation of suitably graded contours to promote natural drainage and the installation of artificial drainage.
- (viii) A timetable for implementation and aftercare.
- (ix) Any other matters as relevant.

Upon approval such scheme shall be implemented as approved unless a variation has been agreed in writing by the Mineral Planning Authority.

Reason: *To ensure that the site is reclaimed in an orderly manner to a condition capable of beneficial after use and in the interests of the amenity of local residents.*

Note to Applicant:

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

Plan References:

RBMR/A046507-3/LAY/01- Application Boundary and Site Layout – Dated 27 October 2008

RBMR/AO46507-3/SEC/02 – Cross Sections of Mineral Deposit – Dated 27 October 2008

RBMR/AO 46507 – 3/ERP/02 - Indicative Excavation & Restoration Phasing Plan – Dated 27 October 2008

RBMR/AO46507-3/LND/01 – Landscape Proposals – Dated 27 October 2008

Reasons for Granting Permission

Having taken into consideration the environmental information, officers are of the opinion that the proposed development gives rise to no material harm, is in accordance with the relevant Development Plan policies and that there are no material considerations that indicate that the decision should be made otherwise. There is a demonstrated need for the development which would release soft sand reserves in order to help meet a significant under provision in the current land bank.

Part of the site is designated as a Planted Ancient Woodland Site (PAWS) and therefore there is a need to balance the importance of this designated area with the need for the mineral. It has been demonstrated that it would be possible to safeguard the seedbank resource contained within the site by the implementation of an appropriate Soil Handling Strategy. The site is located within a Special Landscape Area but is well screened from the west, north and east by existing woodland and restored land, and from the south by an existing belt of trees which is to be retained and added to. The New Forest National Park boundary is situated 350 metres to the south and so the development would not impact upon the purposes of the National Park.

The decision to grant planning permission has been taken having regard to Policy RE3 of RPG 10; Regional Planning Guidance for the South West, Policies MSP 1, MSP3 and MSP 5 of the Adopted Wiltshire and Swindon Structure Plan 2016, Policies 31, 32, 37 and 38 of the Adopted Wiltshire and Swindon Minerals Local Plan and Policies G1, G2, C2, C6, C9 and C11 of the Salisbury Adopted Local Plan June 2003.

(Duration of meeting: 10.30am – 11.30am)

The Officer who has produced these minutes is Roger Bishton, Democratic & Members' Services, direct line (01225) 713035 or e-mail rogerbishton@wiltshire.gov.uk

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