

# AGENDA SUPPLEMENT (1)

**Meeting:** Western Area Planning Committee

**Place:** Council Chamber – County Hall, Bythesea Road, Trowbridge, BA14  
8JN

**Date:** Wednesday 9 March 2022

**Time:** 3.00 pm

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**The Agenda for the above meeting was published on 1 March 2022. Additional documents are now available and are attached to this Agenda Supplement.**

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Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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## **Part I (Pages 3 - 56)**

DATE OF PUBLICATION: 7 March 2022

**Presentation Slides**

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# Western Area Planning Committee

9<sup>th</sup> March 2022

**7a ) App No 20/10440/FUL - Plot D2, Land at Kingdom Avenue, Westbury**  
Full planning application for the construction and operation of a 7.5MW gas peaking generation plant to include: an electrical substation, gas kiosk, gas engines, access, CCTV, lighting and associated works.

**Recommendation – Approve subject to conditions and the completion of a s106 legal agreement**

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Site Location Plan

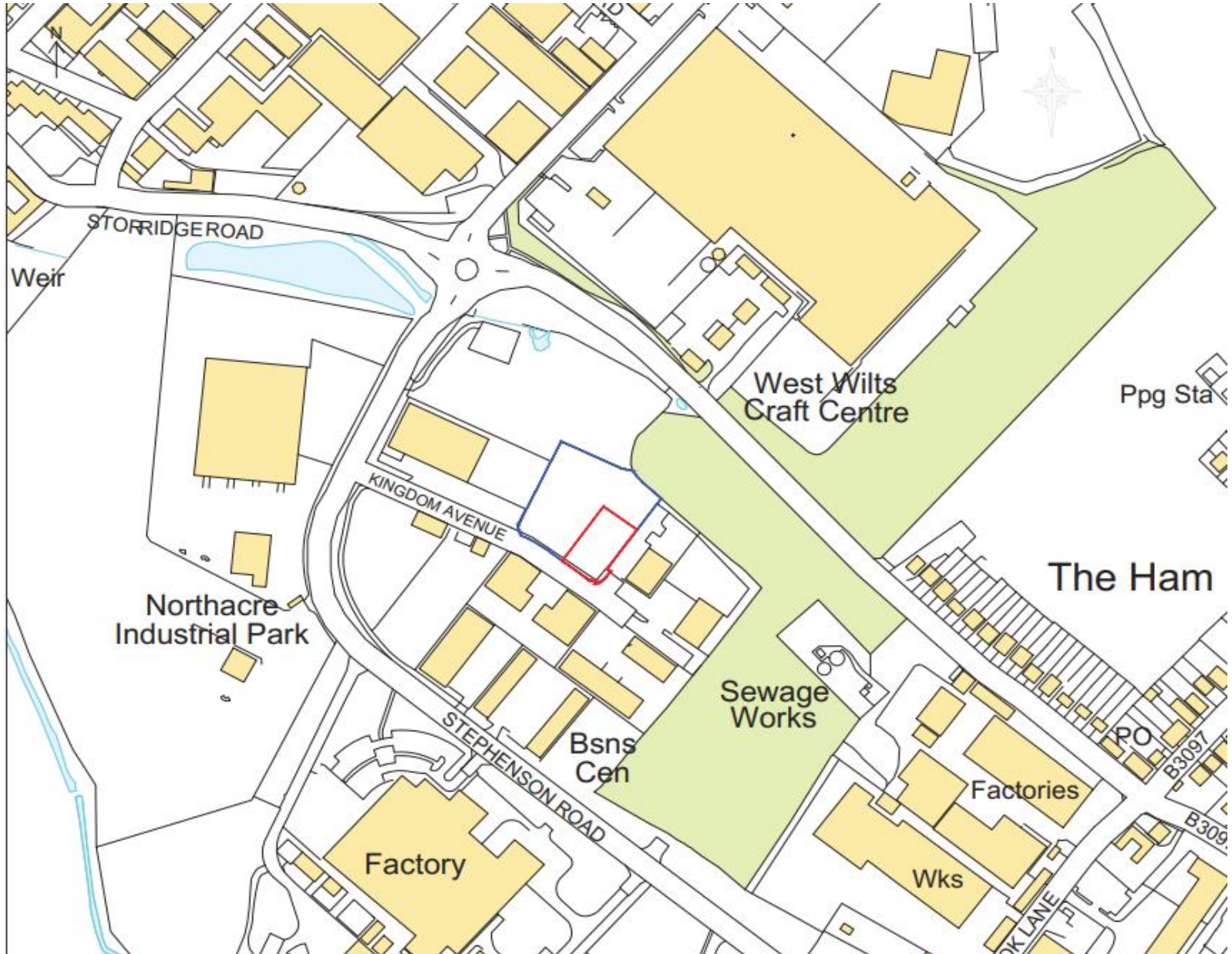


Aerial Photography





# Site Location Plan



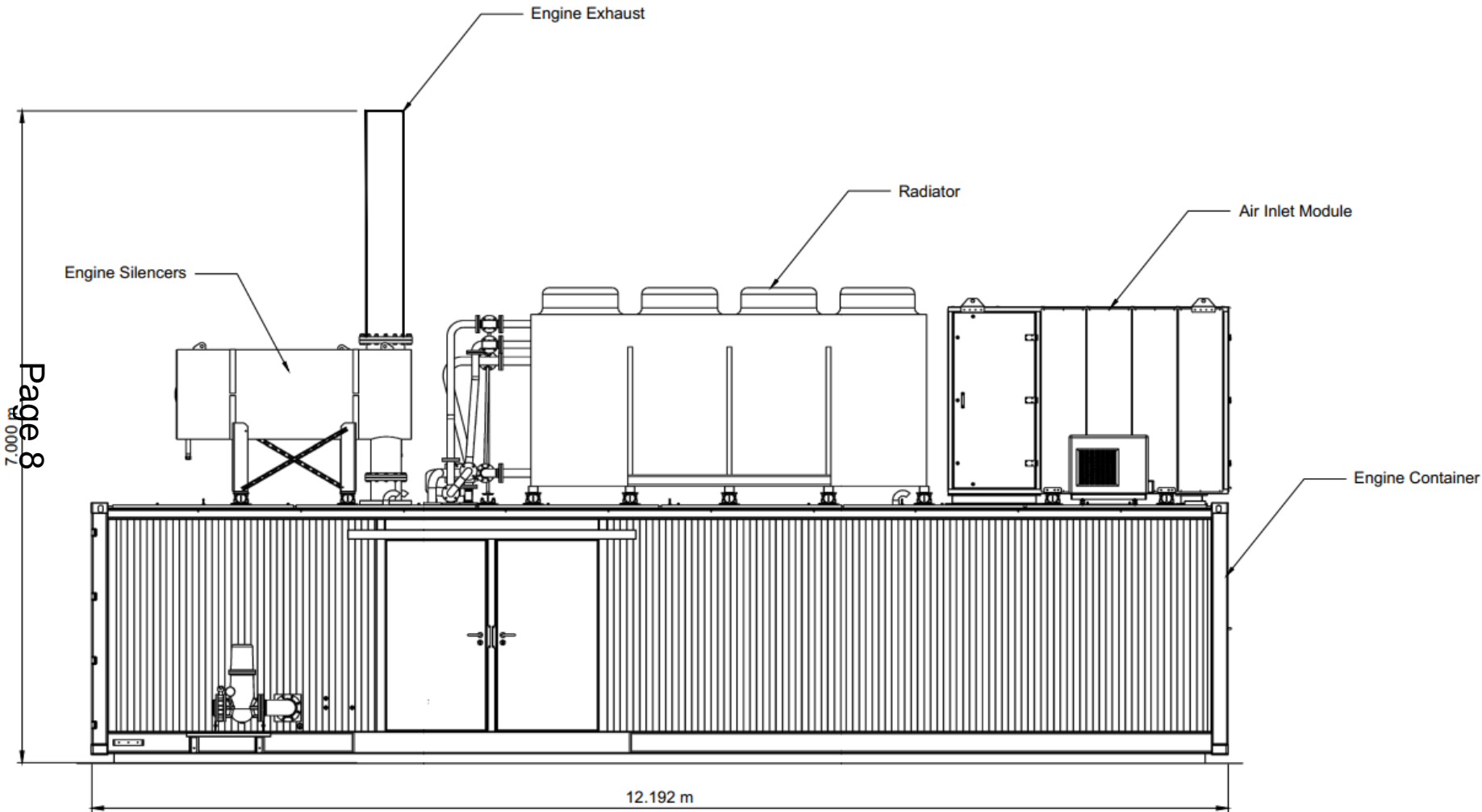
# Existing Site Plan



# Proposed Site Plan



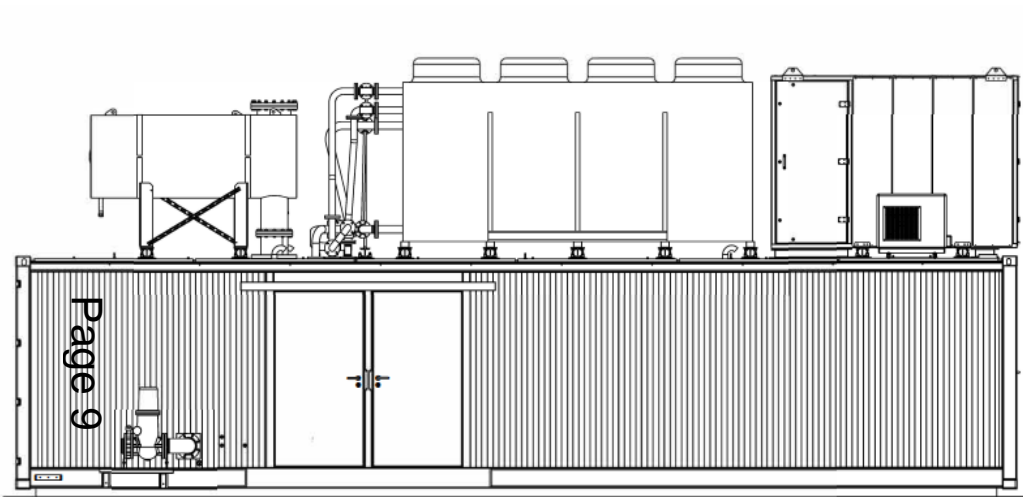
# Proposed Gas Peaking Generation Plant Elevation – with stack



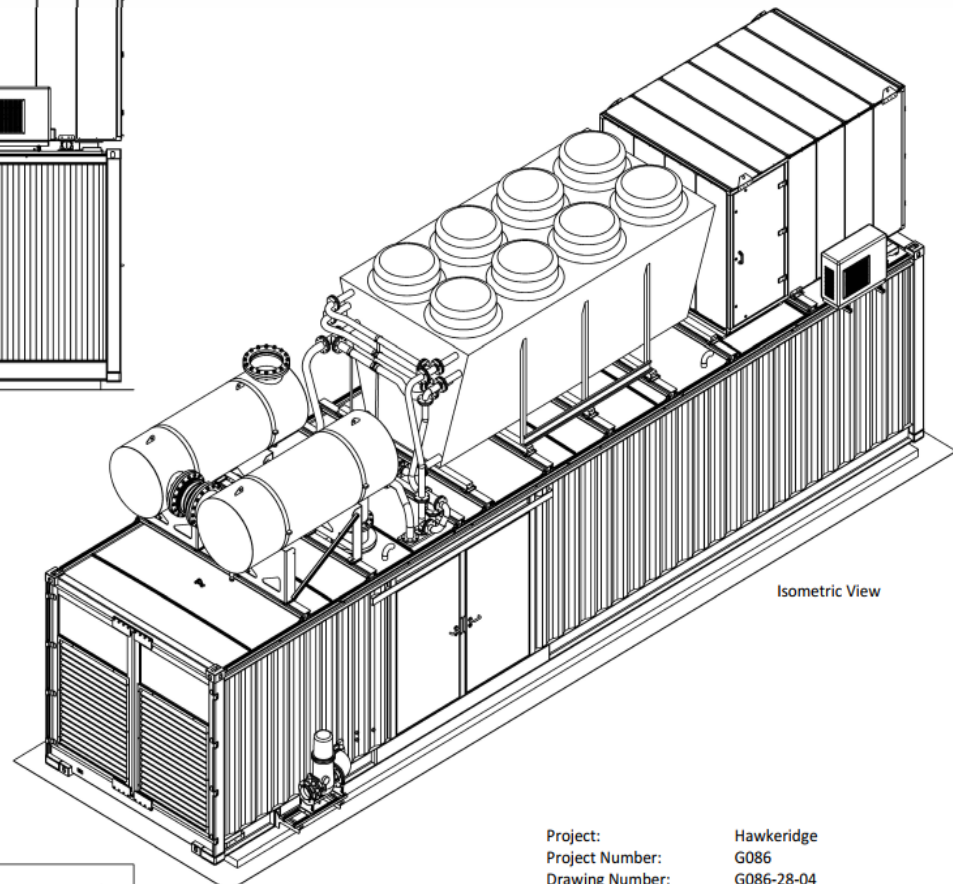
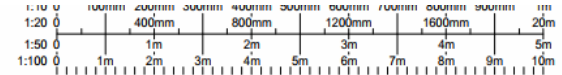
Gas Engine Elevation (with Stack)



# Proposed Gas Peaking Generation Plant Elevation without stack and Isometric View

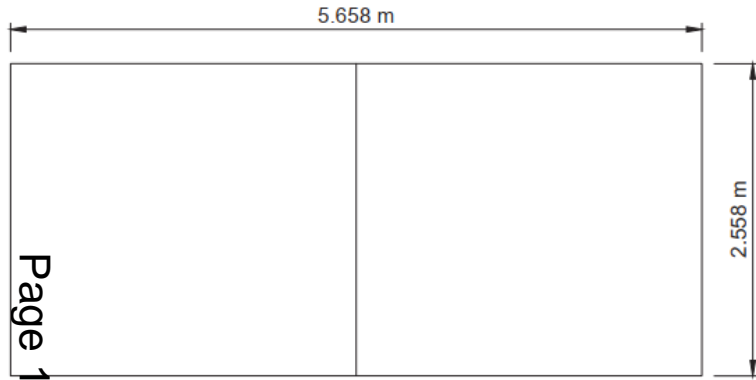


Elevation (without exhaust stack - please see drawing G086 -28-05 showing exhaust stack)



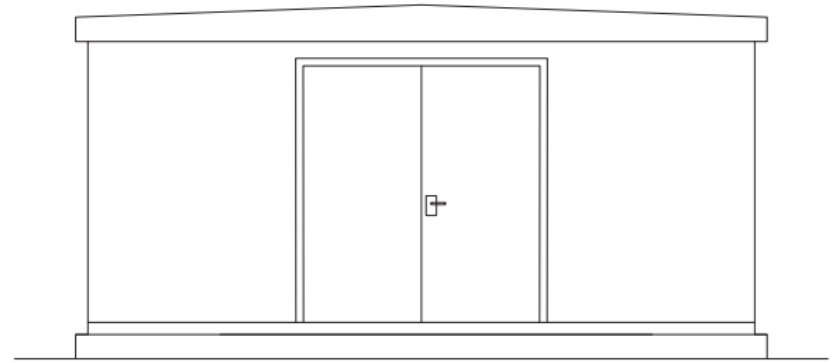
Project: Hawkeridge  
Project Number: G086  
Drawing Number: G086-28-04

# Proposed Gas Kiosk Elevations

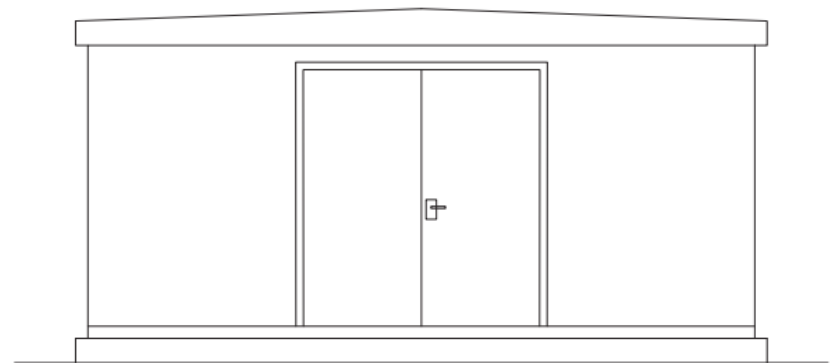
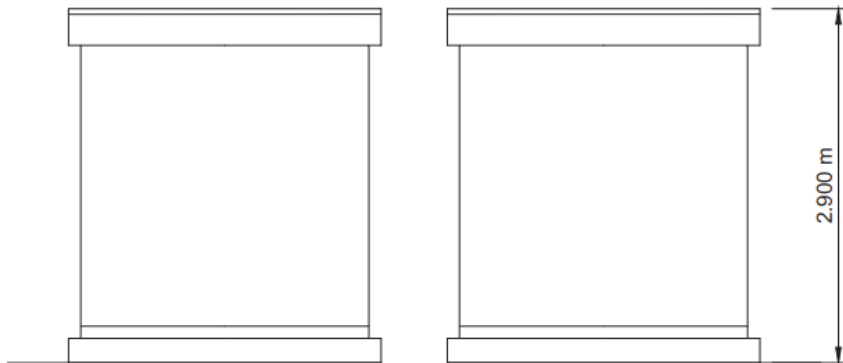


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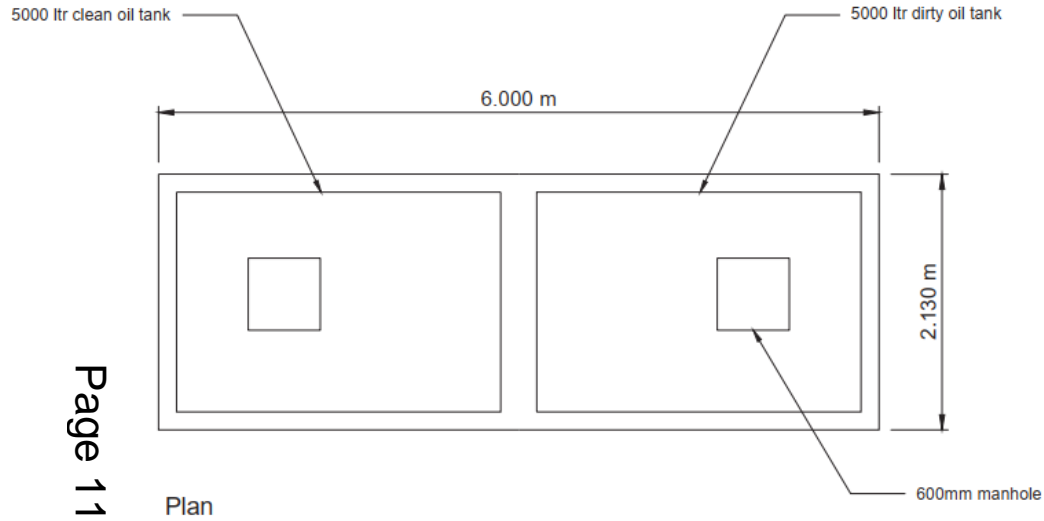
Plan



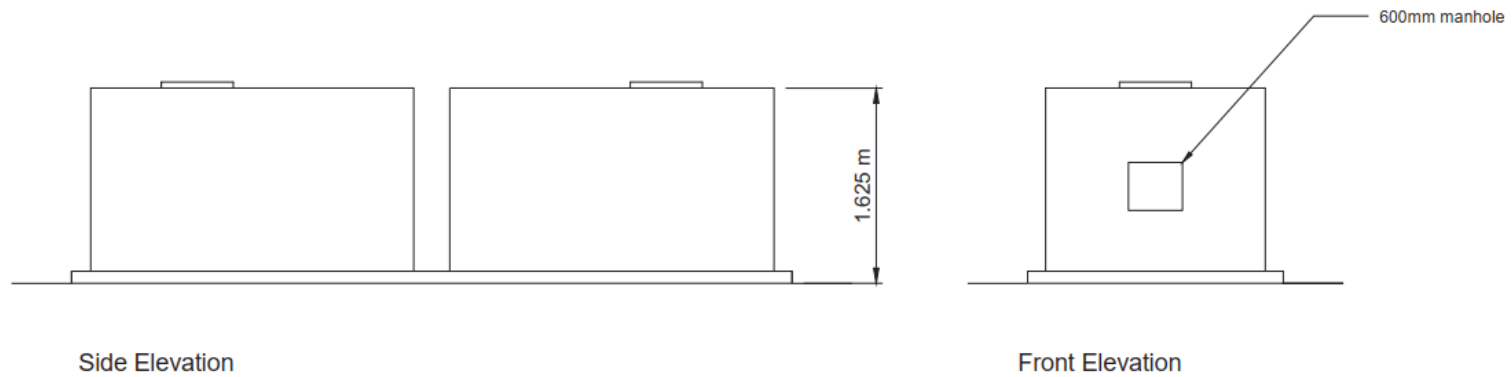
Front Elevation



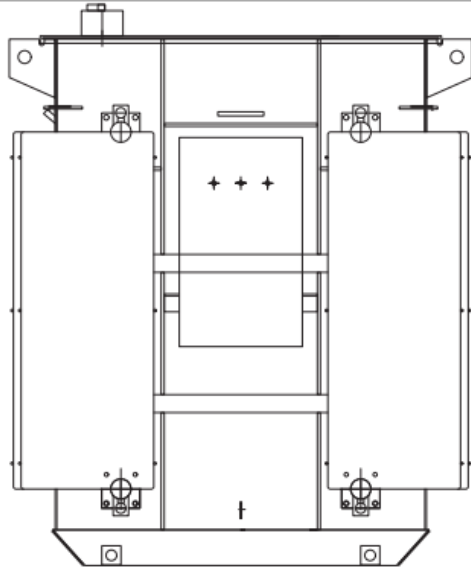
# Proposed Oil Tank Plan and Elevations



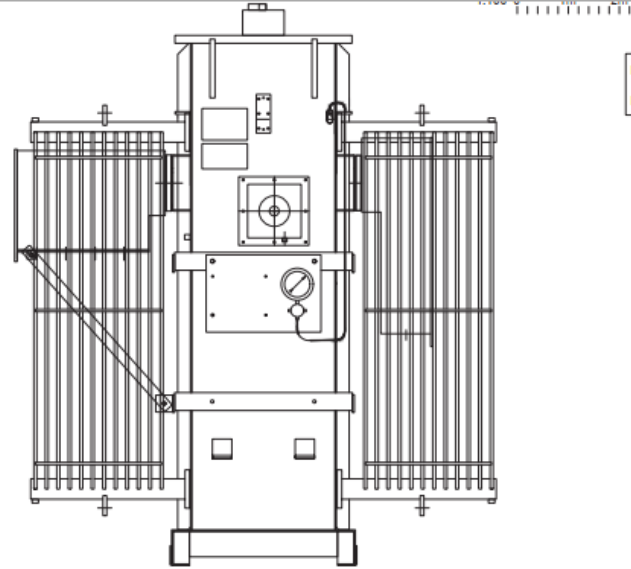
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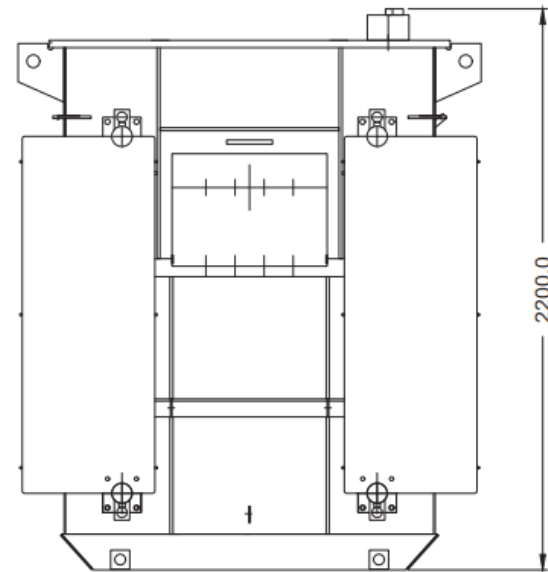
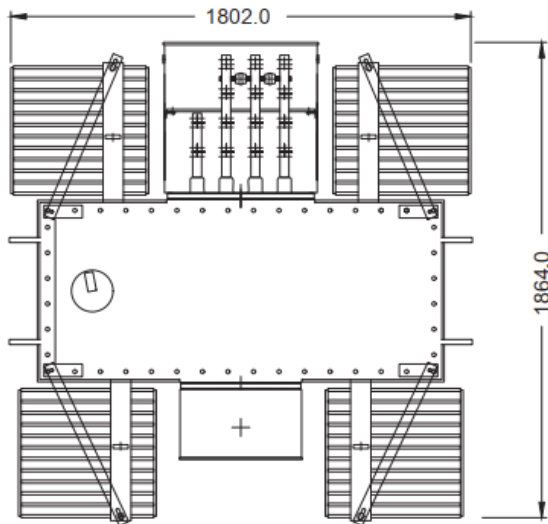
# Proposed Transformer Plan



Elevation

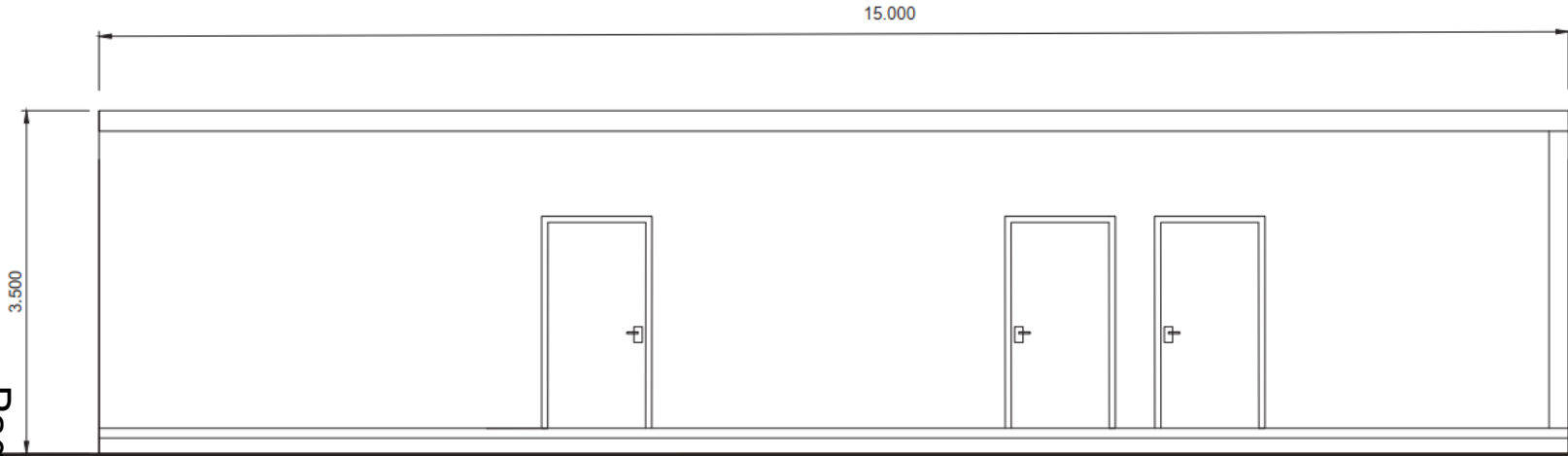


Elevation

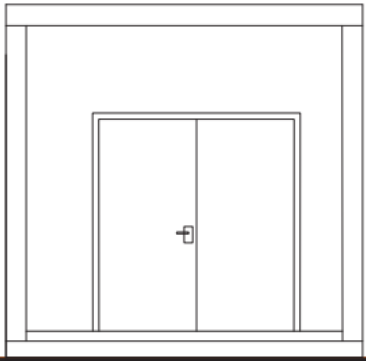


# Proposed Electrical Substation Elevations

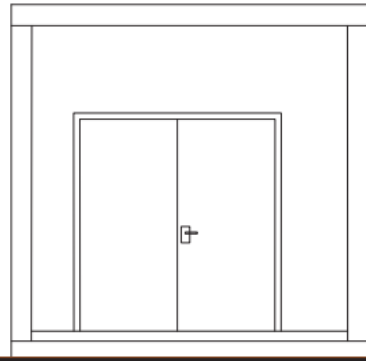
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**ELEVATION A**  
Scale: 1:50



**ELEVATION B**



**ELEVATION C**

Revision	Rev. Date:	Revision Description:	Dr

**Do not scale from this drawing**

All reasonable care and diligence has been taken in the accuracy & content of this drawing. Eclipse Power assumes that care is taken if you should scale it from this drawing. Eclipse Power should be consulted prior to the re-use of this drawing.

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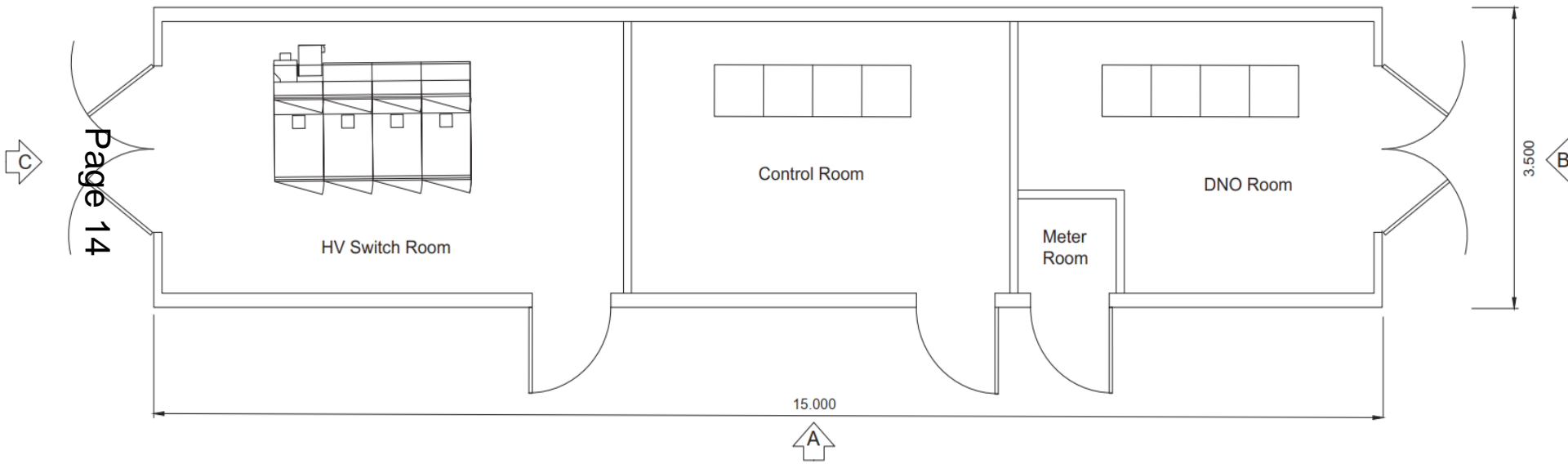
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Project Number: \_\_\_\_\_  
 Project Title: \_\_\_\_\_  
 Client(s): \_\_\_\_\_  
 Project Issue Date: \_\_\_\_\_



# Proposed Electrical Substation Plan

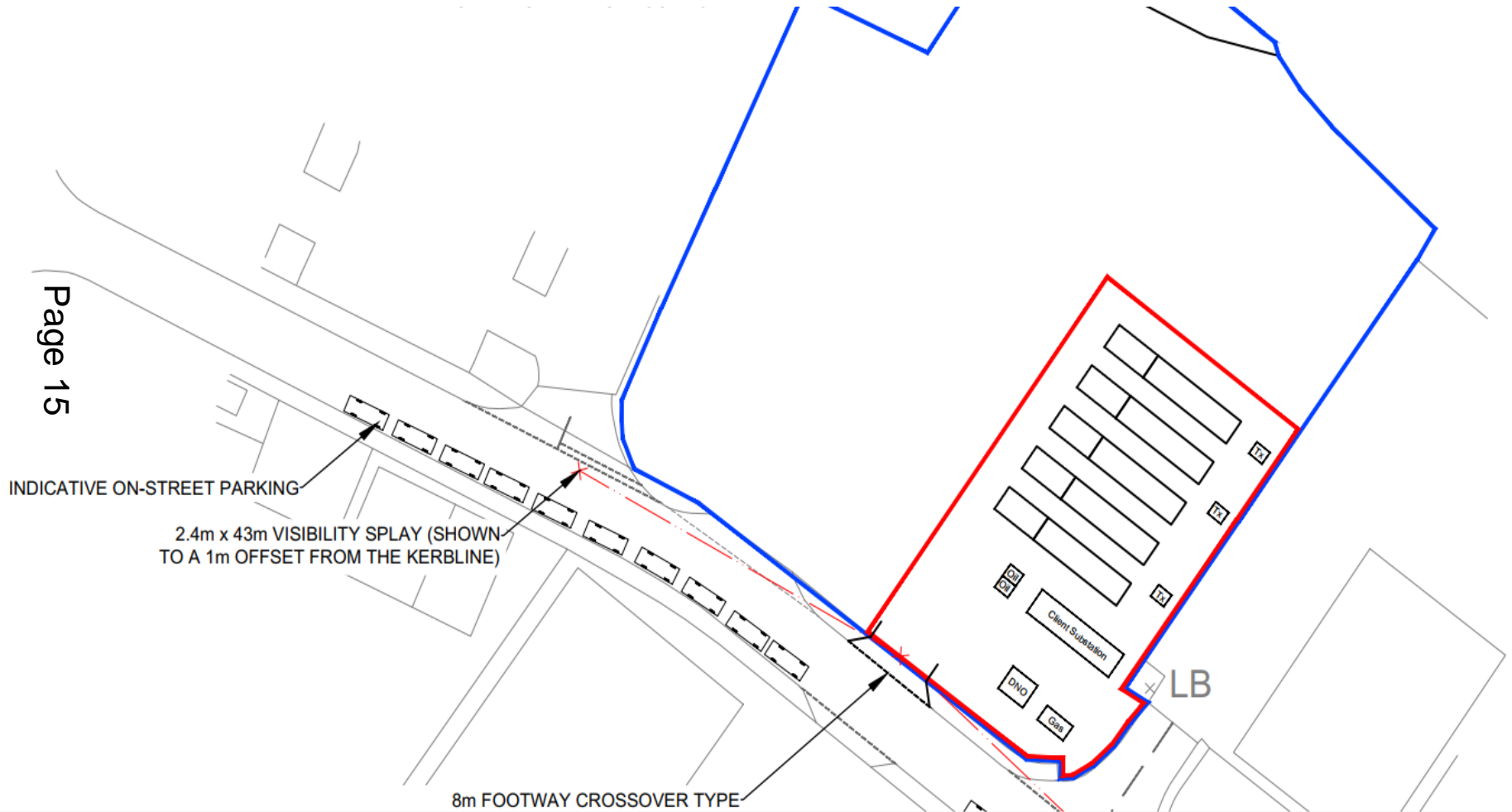


1 PLAN LAYOUT

Scale: 1:50

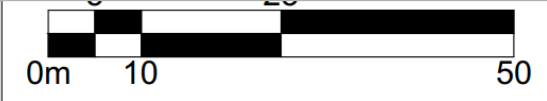

# Proposed Site Plan with Access and Visibility Splay

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# Swept Path Analysis Plan

18m LOW LOADER TURNING LEFT INTO SITE

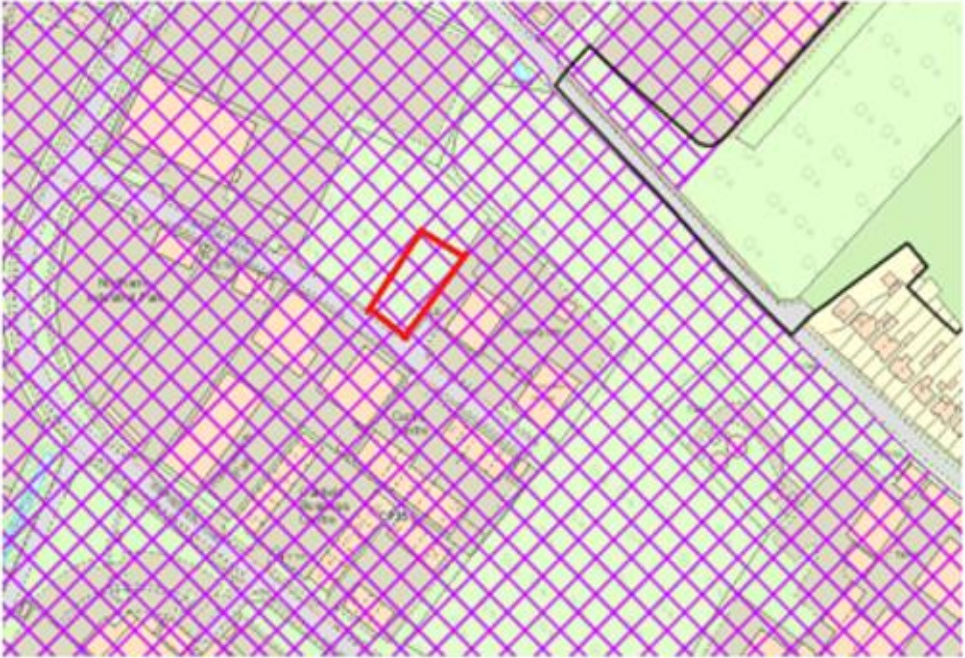


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LB

# Site Location within the Brook Lane and North Acre Trading Estate





Google 2022 aerial image of the application site (red outline) and the outline of the WCS Core Policy 35 (existing employment site – Brook Lane and Northacre Trading Estate) shown as the yellow line





The nearest residential properties to the site (shown as a black dot below) are about 220 metres distant and separated by the Royal Mail sorting office and Storridge Road



Google Street View Image of the site looking south east with the Sorting Office in the middle, the Welton Bibby & Baron building to the left and Triple Eight Supplies Ltd to the right





Google Street View Image of the site looking north west from the Junction with the  
Sorting Office with Theraposture Ltd to the left and ALH systems behind



Photo of the 'Curtis Centre' from the junction to the Sorting Office – comprising of 13 units





Photograph of Triple Eight Supplies unit opposite the application site



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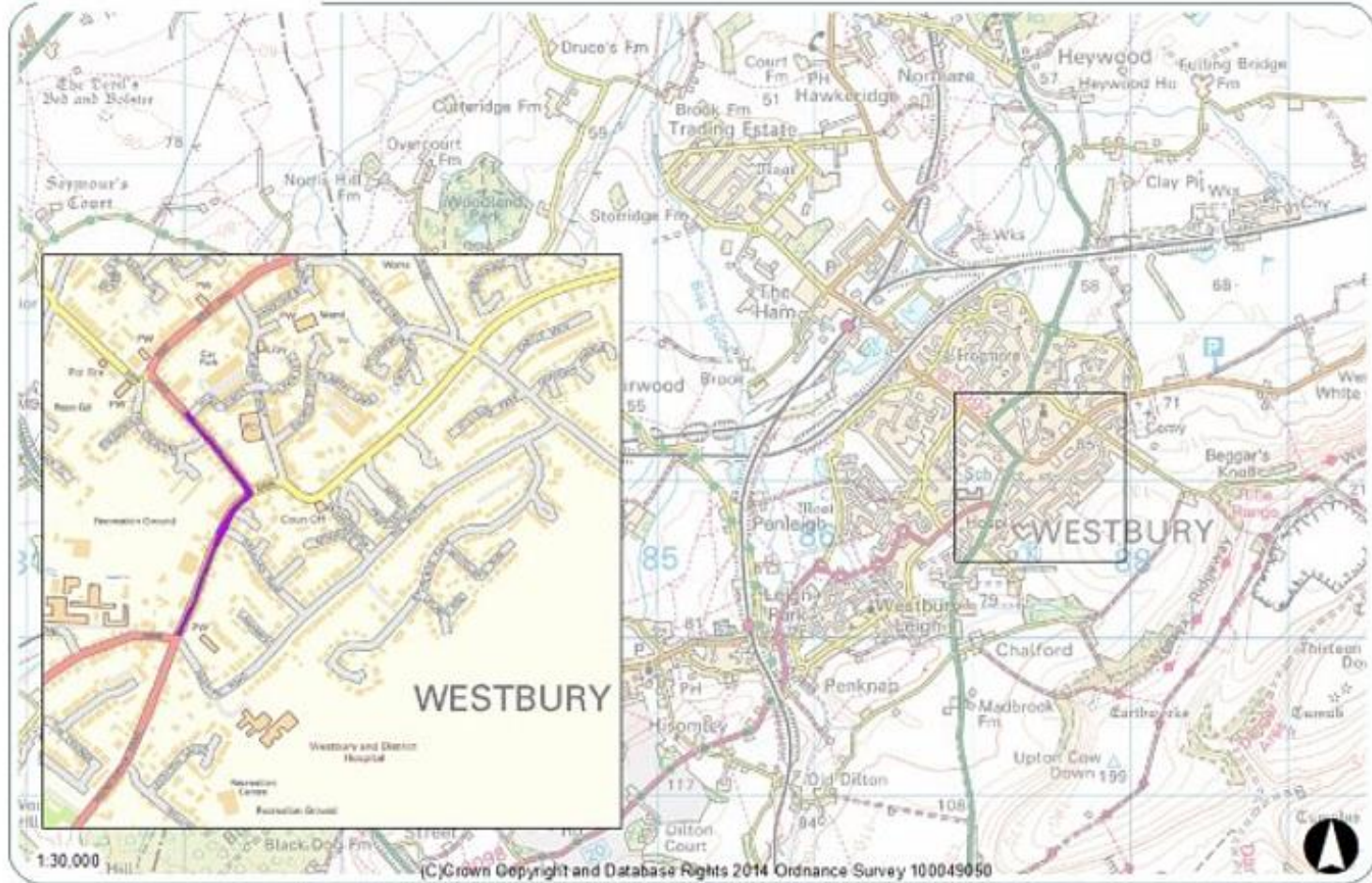


Photograph of the Theraposture Ltd unit opposite the site



# Westbury's AQMA – Air Quality Management Area

## Westbury Air Quality Management Area





# Extracts from the applicants Air Quality Assessment (Tetra Tech) and IQAM Guidance

D18	Westbury AQMA Haynes Road (Tube DT28)	0.04	0.02	0.08	0.15	0.38	41.00	41.15	102.88	103 – 109 of AQO	Negligible
D19	Warminster Road Tube (DT29)	0.04	0.02	0.07	0.13	0.33	43.94	44.07	110.18	≥110 of AQO	Negligible
AQO											40 µg/m <sup>3</sup>

**Table 6.3: Impact descriptors for individual receptors.**

Long term average Concentration at receptor in assessment year	% Change in concentration relative to Air Quality Assessment Level (AQAL)			
	1	2-5	6-10	>10
75% or less of AQAL	Negligible	Negligible	Slight	Moderate
76-94% of AQAL	Negligible	Slight	Moderate	Moderate
95-102% of AQAL	Slight	Moderate	Moderate	Substantial
103-109% of AQAL	Moderate	Moderate	Substantial	Substantial
110% or more of AQAL	Moderate	Substantial	Substantial	Substantial

# Extract from the Westbury Air Quality Management Plan

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Level	Air Quality Benefit (AQ)	External Benefits (Ex)	Alignment with existing policies (Po)	Expected Cost (£)
0	No discernible or direct benefit, even a disbenefit, to NO <sub>2</sub>	No discernible benefits to other priority areas, climate and transport policy	Diverges completely from existing Council and National policy	Zero cost, or part of existing spend
1	Low (<1 µg/m <sup>3</sup> ) benefit to NO <sub>2</sub>	Low benefits to climate and transport	Low alignment with existing policy	Low (<£10,000) cost
2	Medium (1-5 µg/m <sup>3</sup> ) benefit to NO <sub>2</sub>	Medium benefits to climate and transport	Medium alignment with existing policy	Medium (£10,000-£100,000) cost
3	High (>5 µg/m <sup>3</sup> ) benefit to NO <sub>2</sub>	High benefits to climate and transport	High alignment with existing policy	High (>£100,000) cost
<p>Example Calculation:                      Measure Z: AQ (2) x Ex (2) x Po (3) - £ (1) = Overall Rating (11)</p> <p>CBA Rating Banding:                      -3-0 = Undesirable Measure                      0-5 = Low Priority Measure                      5-10 = Medium Priority Measure                      10+ = High Priority Measure</p>				

## Extract from the Westbury Air Quality Action Plan

Receptor ID	Address	NO <sub>2</sub> Annual Mean (µg/m <sup>3</sup> )					
		2019			2026		
		Without Measure	With Measure	Change in NO <sub>2</sub>	Without Measure	With Measure	Change in NO <sub>2</sub>
RW30	Flat 1 18 Warminster Road BA13 3PB	<b>48.1</b>	<b>46.3</b>	-1.9	27.9	26.7	-1.2
RW26	53 Haynes Road BA13 3HD	<b>43.7</b>	<b>42.2</b>	-1.5	25.2	24.2	-1.0
RW06	69 Warminster Road BA13 3PJ	<b>43.0</b>	<b>41.6</b>	-1.4	24.6	23.7	-0.9
RW33	49B Warminster Road BA13 3PJ	<b>42.7</b>	<b>41.3</b>	-1.4	24.4	23.5	-0.9

NO<sub>2</sub> concentrations shown in bold indicate exceedances of the AQS objective for annual mean NO<sub>2</sub> set at 40 µg/m<sup>3</sup>, and underlined figures indicate potential exceedances of the short-term (1-hour) NO<sub>2</sub> objective.

With the measure in place, reductions of up to 1.9 µg/m<sup>3</sup> and 0.9 µg/m<sup>3</sup> in the baseline and future year scenarios were modelled across the receptors in the vicinity of the AQMA. The greatest impacts are likely to be observed on Warminster Road, with traffic congestion prevalent along this road, as demonstrated by the reductions in NO<sub>2</sub> concentrations at receptors RW 30, RW 06 and RW 33.

## Headline bullet points from Counsel Opinion

- The predicted NO<sub>2</sub> impacts in the Westbury AQMA is **not concerned** with the Council's carbon-neutral pledge.
- The Council is **not required** to use the DEFRA Toolkit to calculate financial contributions based on the NO<sub>2</sub> increases expected within the AQMA for Westbury
- **Neither** the adopted Development Plan (\*WCS\*) or the NPPF prescribes the methodology to be used when assessing any financial contribution to mitigate against the impacts on the AQMA
- The Council may consider that the DEFRA Toolkit is **not an appropriate** model for the purpose of calculating a financial contribution in respect of mitigating the impact on the AQMA
- The Council **is entitled to require** payment within the Air Quality Strategy, Action Plan or a bespoke set of measures, if it is satisfied that without those mitigation measures, the development would have an unacceptable impact on air quality such that planning permission should be refused



## Headline bullet points from Counsel Opinion

- Those **measures will vary** with different levels of impact, and devised on the basis of the best available evidence
- There **needs to be a connection** between any monies sought and the mitigation measures to be undertaken and that the monies are attributed to a set project to deliver mitigation and be relevant to the predicted impact.
- It is also appropriate for the relevant measures **to form part of a package** with other contributions being pooled to enable the mitigation to be delivered
- The developer should be asked to make **a proportionate contribution** to that package rather than point to a specific identified measure within that package
- As set by the CIL Regs and planning law, a developer can only be required to make **a fairly and reasonably related contributions** to deliver mitigation measures **which are necessary and relevant** to the predicted development impact, and without which planning permission would otherwise be refused.

## Proposed Traffic Generation for site facility construction

\*The proposed construction and delivery vehicles will include the following\*

- 12no. 18m low loader;
- 18no. 15.4m articulated lorry;
- 1no. 8m tanker lorry;
- 10no. 10m rigid lorry; and
- 1no. 160-300tn Crane.

# The Council's commitment to make the Council carbon neutrality by 2030

## Overview

In February 2019 we resolved to acknowledge a climate emergency and to seek to make the county of Wiltshire carbon neutral by 2030. A Global Warming and Climate Emergency Task Group was set up to gather evidence and come up with recommendations on achieving net zero. Our Cabinet subsequently committed to also make the council carbon neutral by 2030.

A new carbon reduction strategy will be prepared to enable us to meet these commitments.

The plan will be evidence and data led and a baseline assessment will be undertaken to assist in identifying needs and determining priorities.

It is proposed that the plan will include a community led approach which engages, empowers, enables and communicates with Wiltshire communities and businesses.

Carbon reduction will be a key theme in the council's recovery from COVID-19.

# Proposed Site Plan



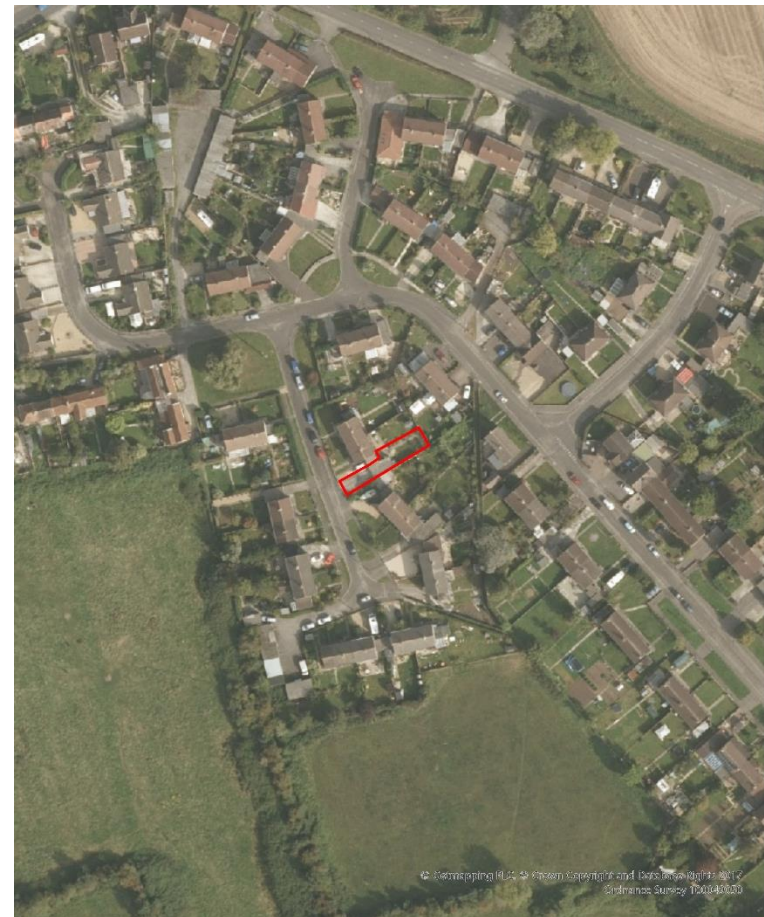
## 7b) PL/2021/06752 – 6 Marshmead, Hilperton, Trowbridge, BA14 7SE

Removal of existing garage/kitchen extension & erection of three bedroom end terrace dwelling.

**Recommendation – Approve subject to conditions**



Site Location Plan



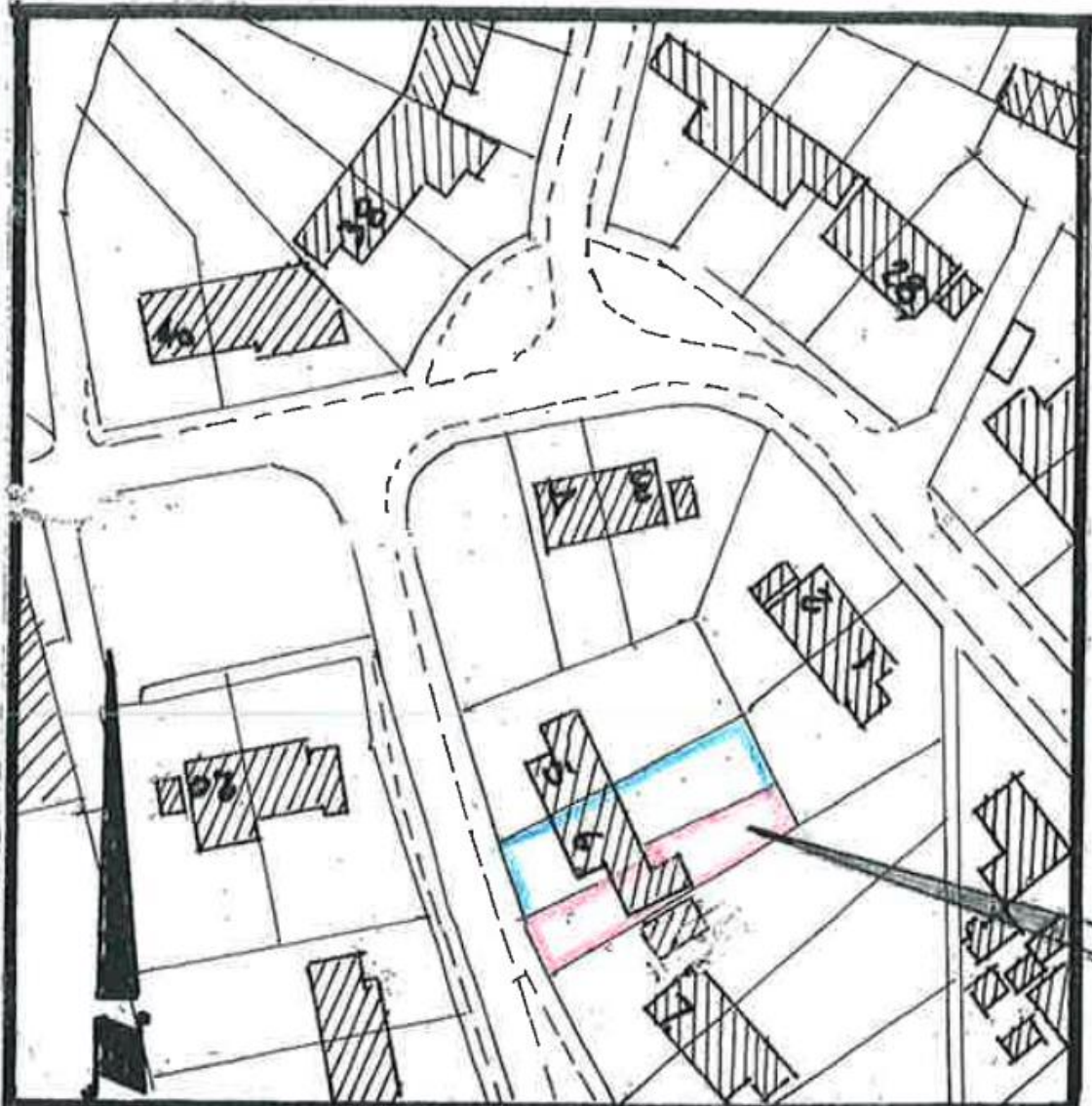
Aerial Photography





Application Site (in red) Land/Property owned by Applicant (in blue)

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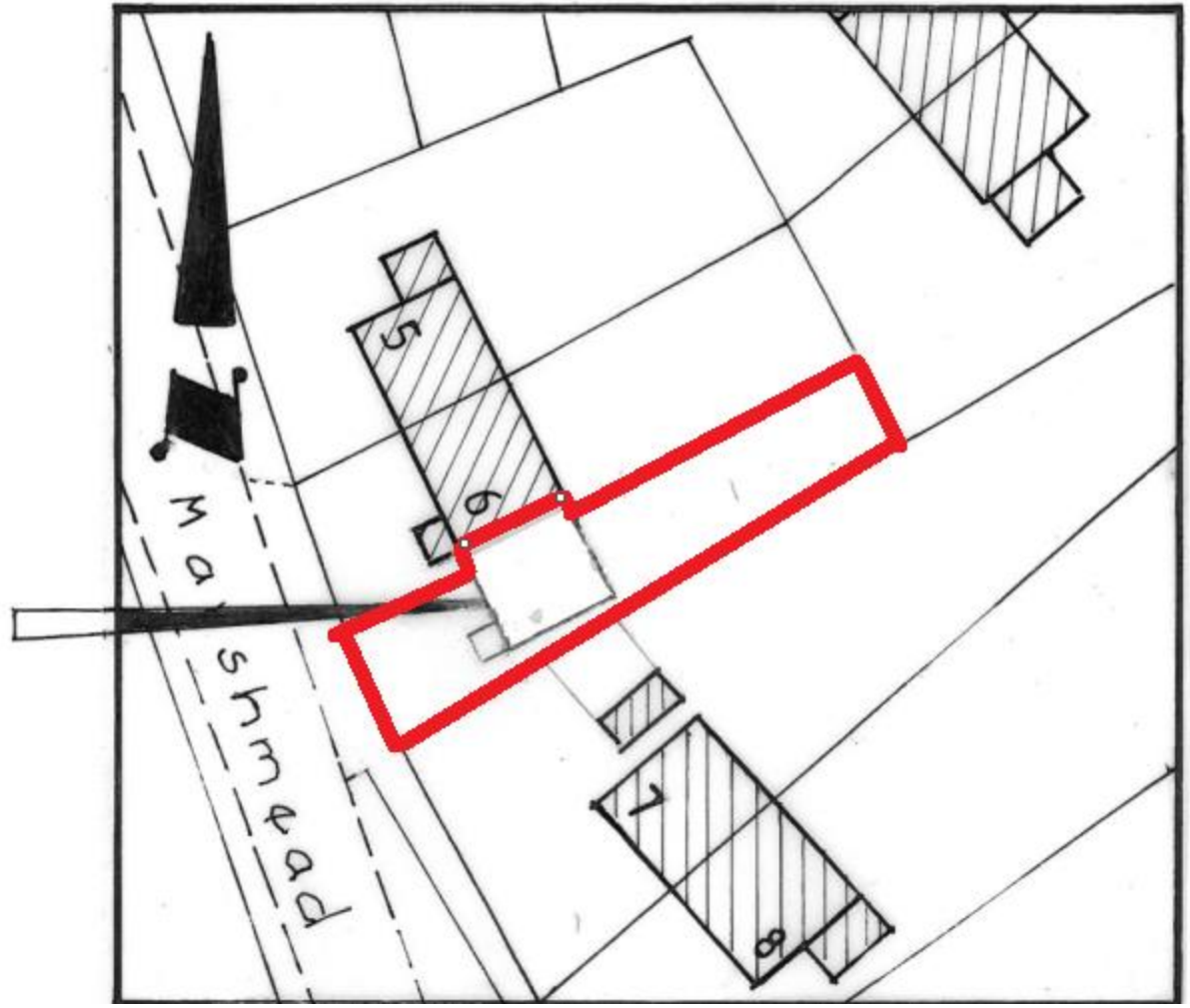
The 'site'



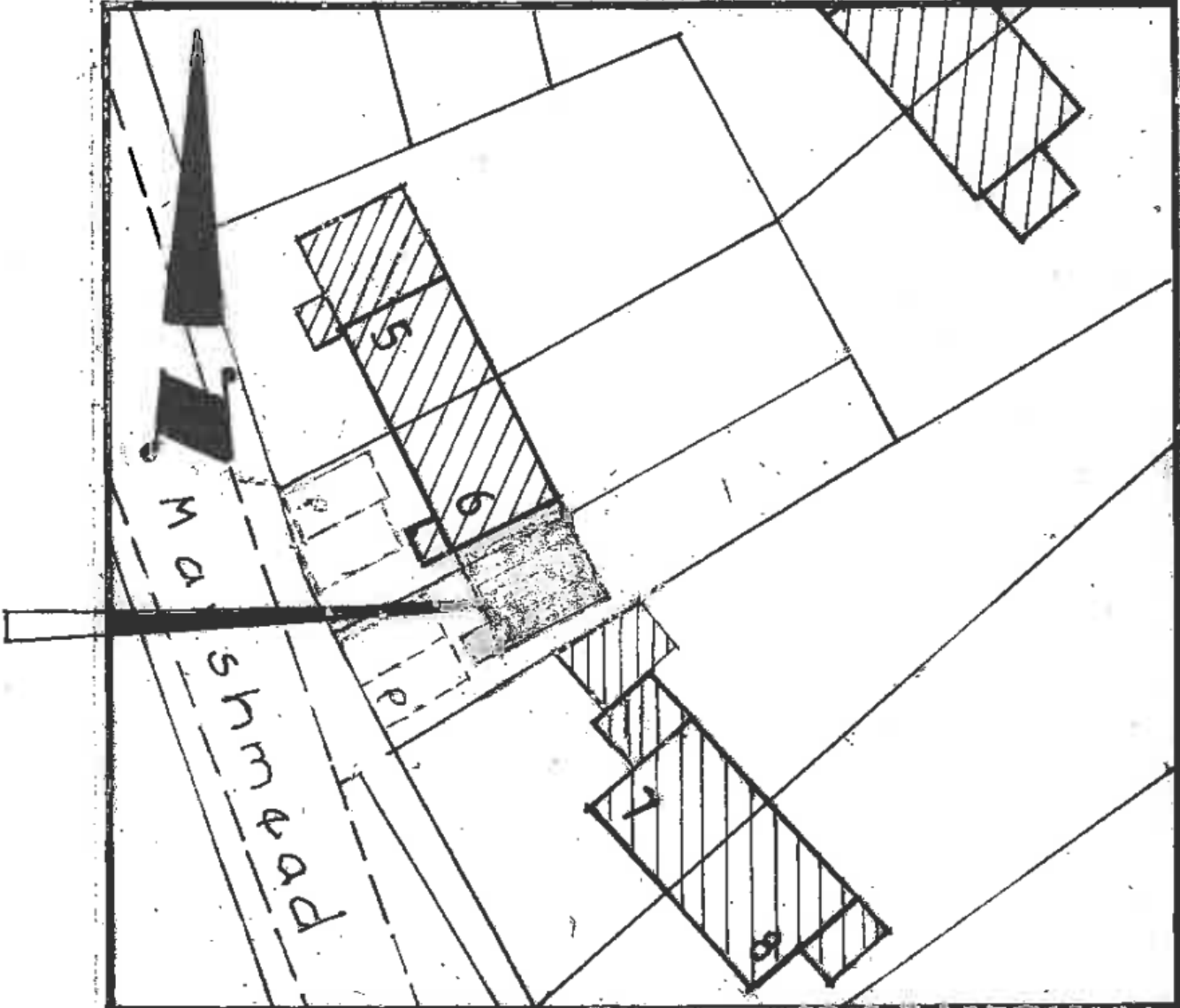
# Proposed Block Plan

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Proposed Dwelling



Proposed Block Plan with Car Parking Shown

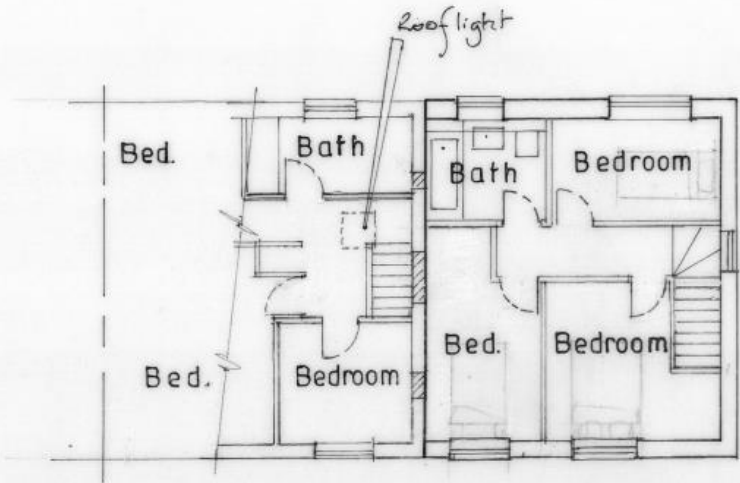
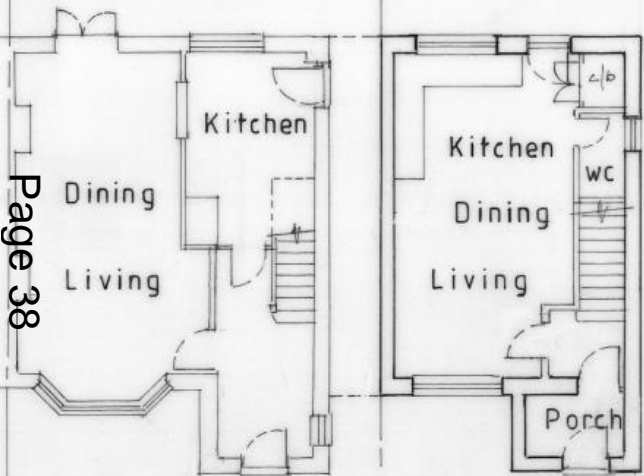


Proposed Dwelling

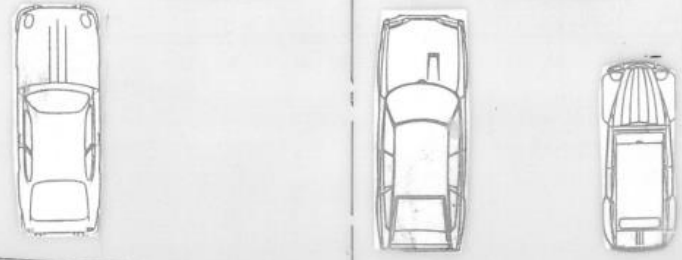
# Proposed Floor Plans

Scale - 1:100

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FIRST FLOOR

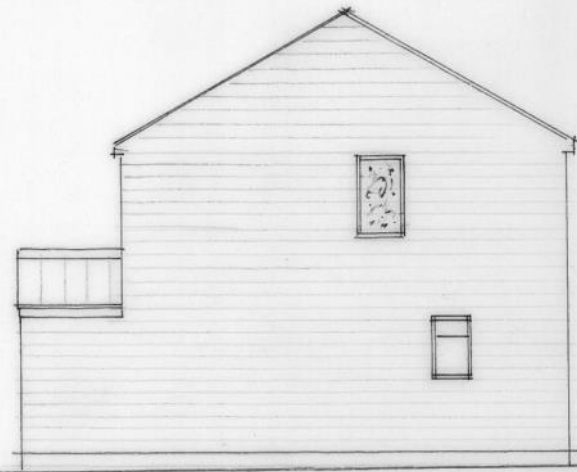


# Proposed Elevations

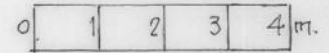
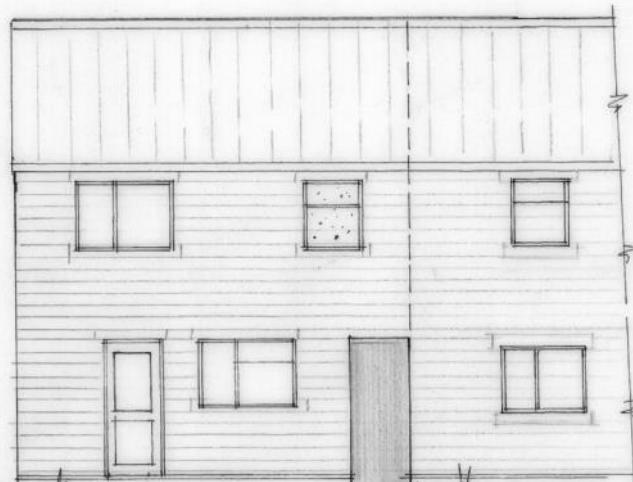
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West



South



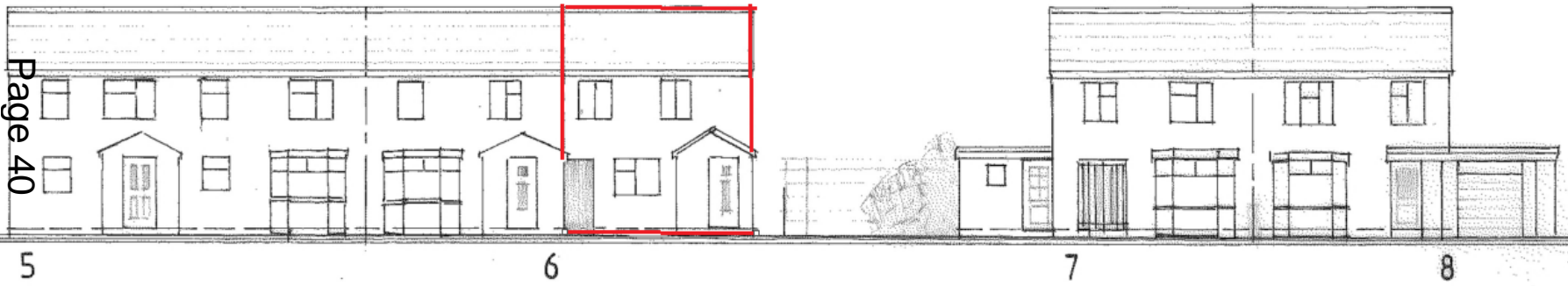
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PROPOSED ELEVATIONS



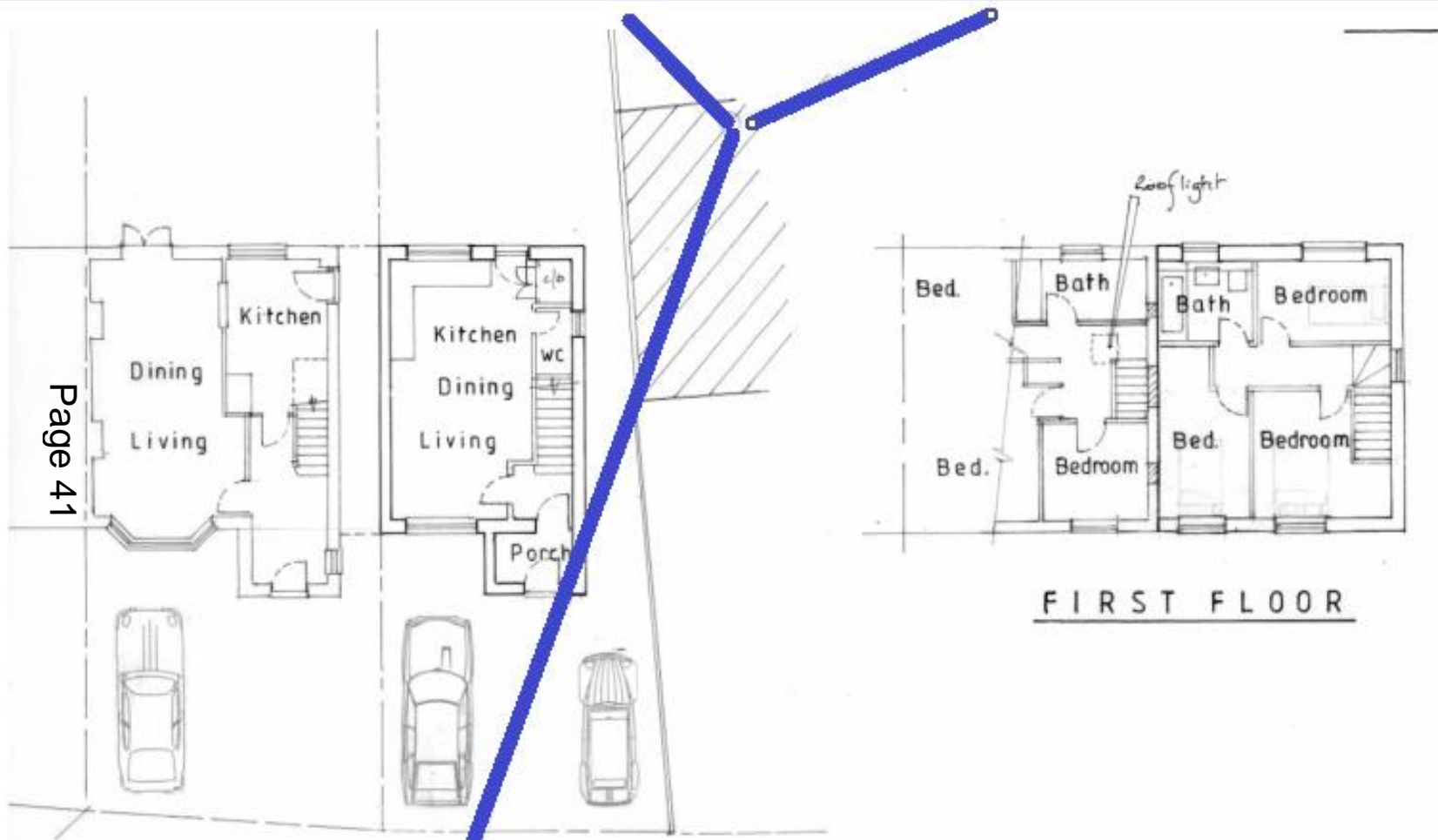
# Proposed Street Scene

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Street Scene No's. 5-8 Marshmead Hilperton

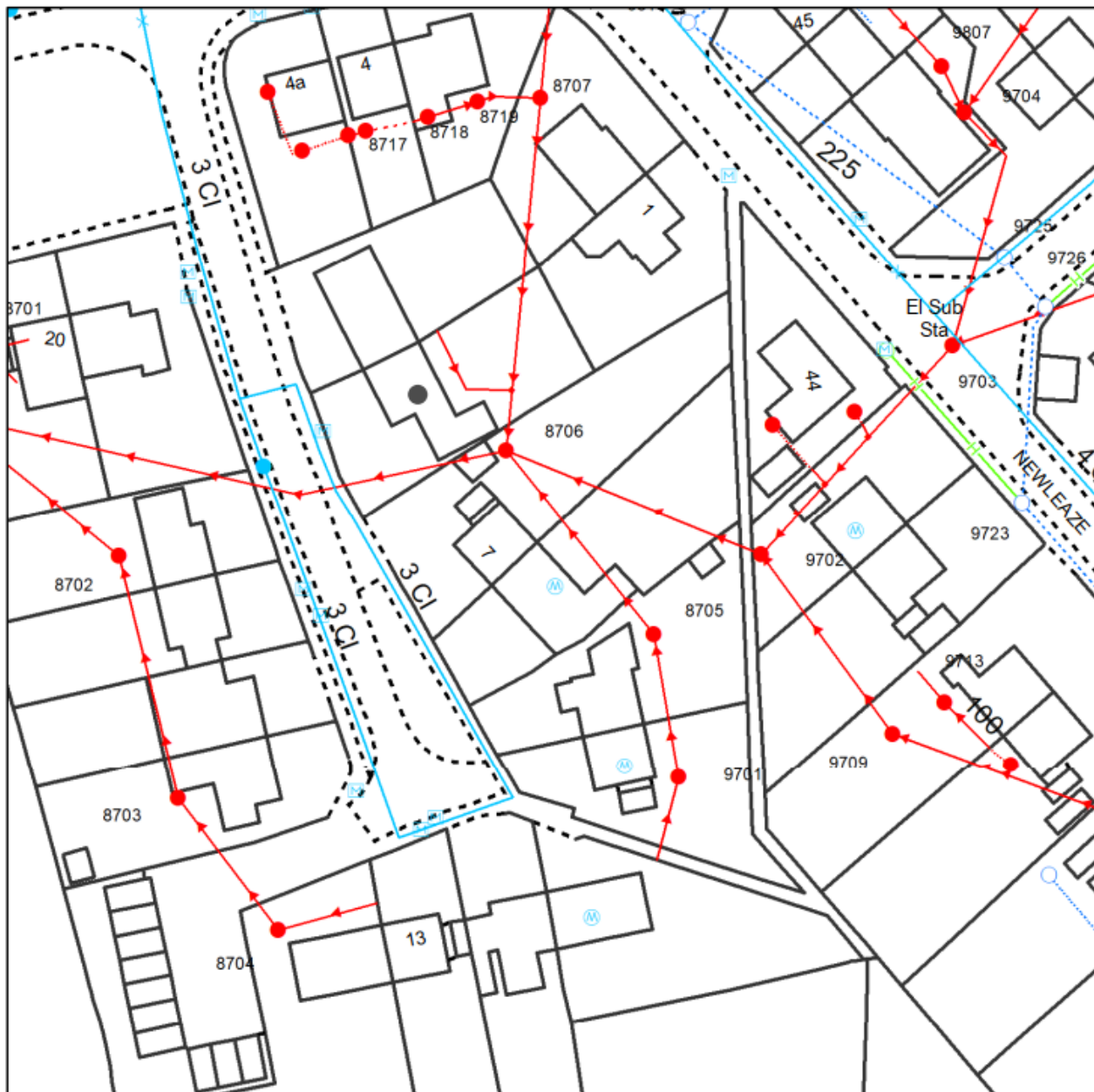
# Proposed Floor Plan with Sewer Route in blue shown



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FIRST FLOOR

# Wessex Water Web Map



View of No.6 Marshmead – side extension to be replaced by dwelling





No.5 (as extended off its gable to the left) and No.6



# View of No.6 Marshmead without any vehicles parked



View of the parking at front of No.6 and view towards No.7 Marshmead





Close up view of extension at No.6 (left) and boundary with No.7 (right)





View of the rear of No.6 Marshmead (No.7 to left)



View of No.6 and No.5 (to right of boundary)



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# View northwards towards No.5 and beyond

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# View East and rear garden of No.6 & application site





View South-East and rear garden of No.6 & application site (No.7 to right)



# View along Marshmead – looking north

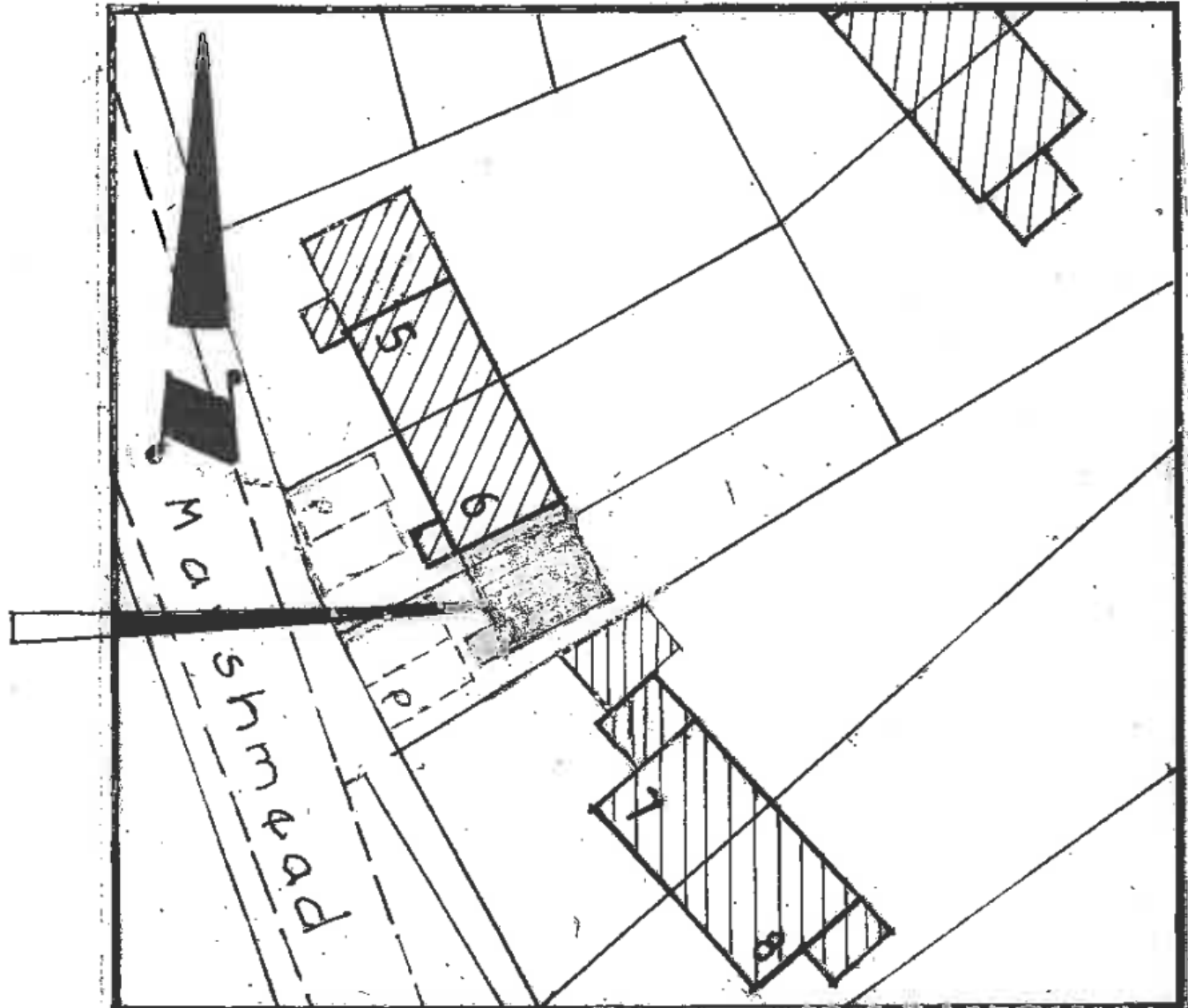




Local Neighbourhood with more houses with full height two-storey extensions



# Proposed Block Plan with Car Parking Shown



Proposed Dwelling



# Western Area Planning Committee

9<sup>th</sup> March 2022

