

# AGENDA SUPPLEMENT (1)

**Meeting:** Strategic Planning Committee  
**Place:** Council Chamber - County Hall, Trowbridge BA14 8JN  
**Date:** Wednesday 15 June 2022  
**Time:** 10.30 am

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**The Agenda for the above meeting was published on 7 June 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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7 **Planning Applications (Pages 3 - 34)**

- Presentation slideshow

DATE OF PUBLICATION: 14 June 2022
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# Strategic Planning Committee

15<sup>th</sup> June 2022

**7a) PL/2021/07203 - Land at Marshall Road, Devizes, Wiltshire**

Development of up to 170 homes, means of pedestrian and vehicular access, landscaping, public open space, drainage and associated infrastructure works.

**Recommendation: Approve with Conditions**

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**Site Location Plan**

**Aerial Photography**

# Indicative Master Plan

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# Photos across site from Sleight Road



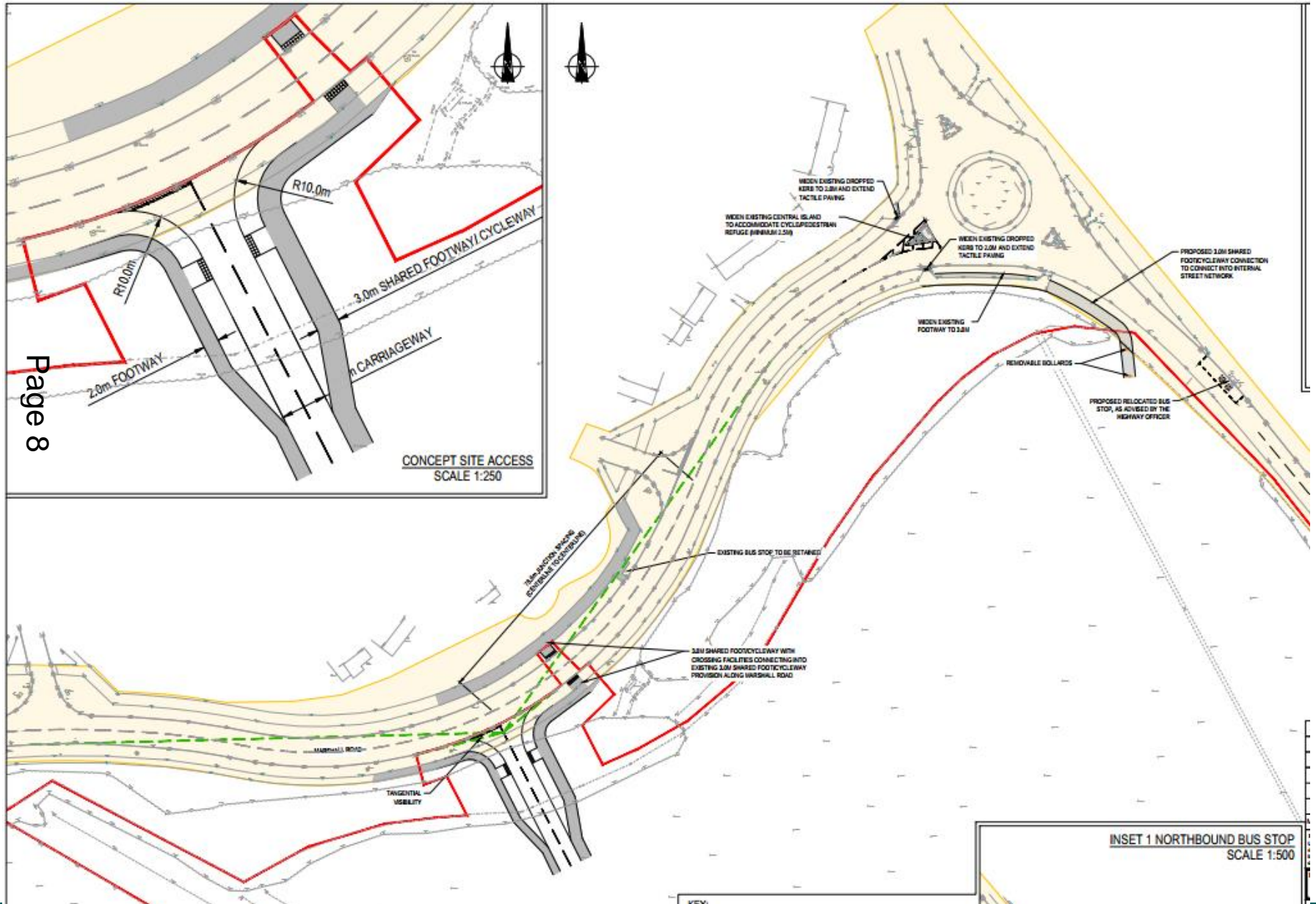
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# Photos across site from Marshall Road and A342



# Concept Site Access Plan





# Roundabout at junction with A342 and Marshall Road



Photo of The Fox and Hounds Grade II Listed building

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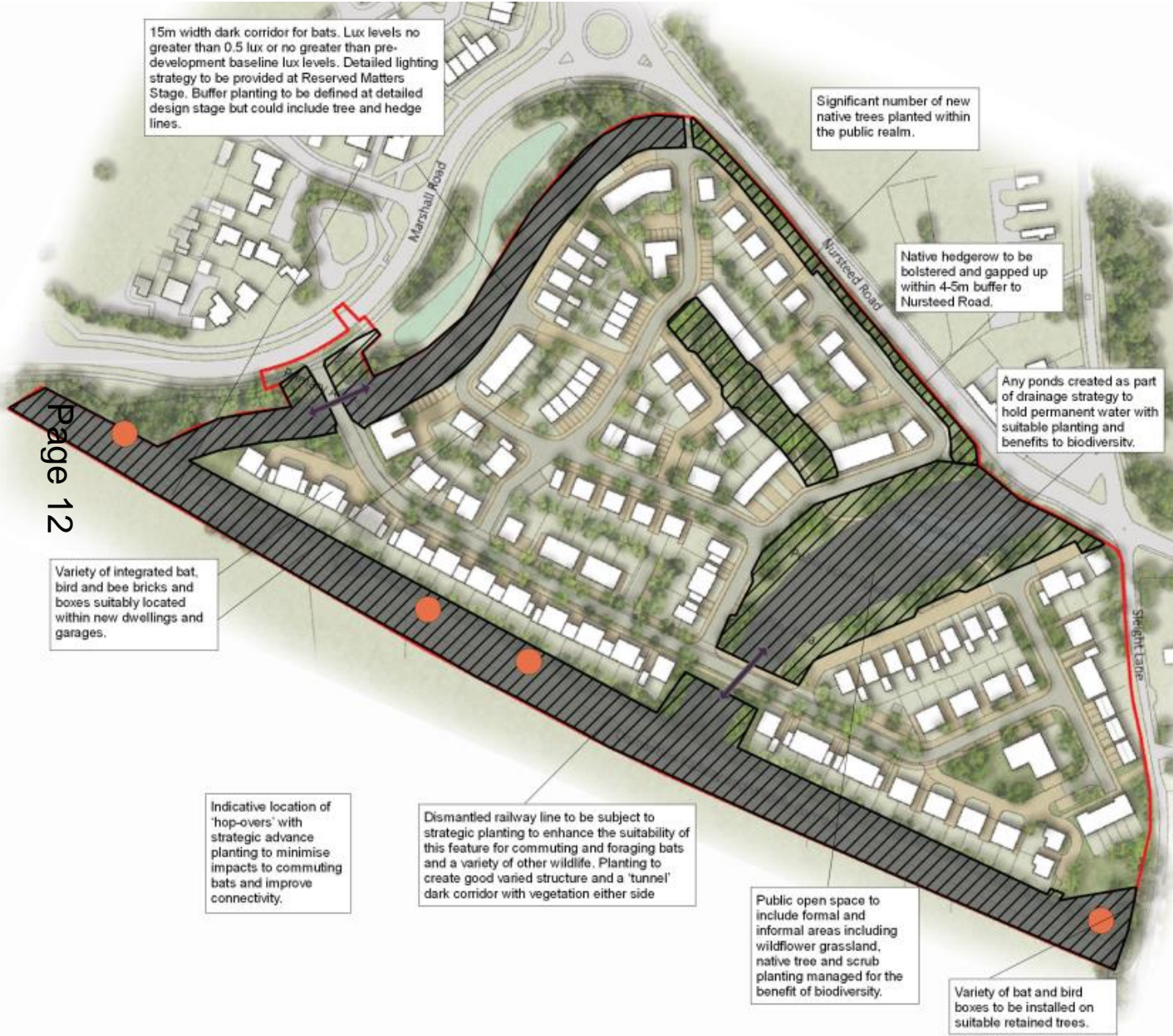
# Heritage setting



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# Ecological Parameters Plan



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- Key:**
-  Site Boundary
  -  Areas safeguarded for BNG delivery
  -  Dark corridors for bats. Lux levels to be no greater than 0.5 lux or no greater than pre-development baseline lux levels.
  -  Bat Crossing Point (Hop-over) (indicative location)
  -  Habitat Piles (indicative location)



Source: Sketch Master Plan 4110-2-203K, BBA Architects and Planners

**Figure 1:**  
Ecological Parameters Plan

**Project:**  
Land at Marshall Road, Devizes.

**Client:**  
Princeton Homes

**Date:**  
29/4/2022

**Drawn:**  
KW/AG

**Ref:**  
D694-TN-F1-REV

**Revision:**  
1



Photo of the existing screening that fronts the site along Marshall Road and views across the site from the east and north



**7b) PL/2021/09453 - Land at Sunnyside, Yarnbrook Road, West Ashton, BA14 6AR**  
Addition of two extra traveller pitches, two day rooms and associated ancillary development.  
**Recommendation: Approve with conditions**



Site Location Plan

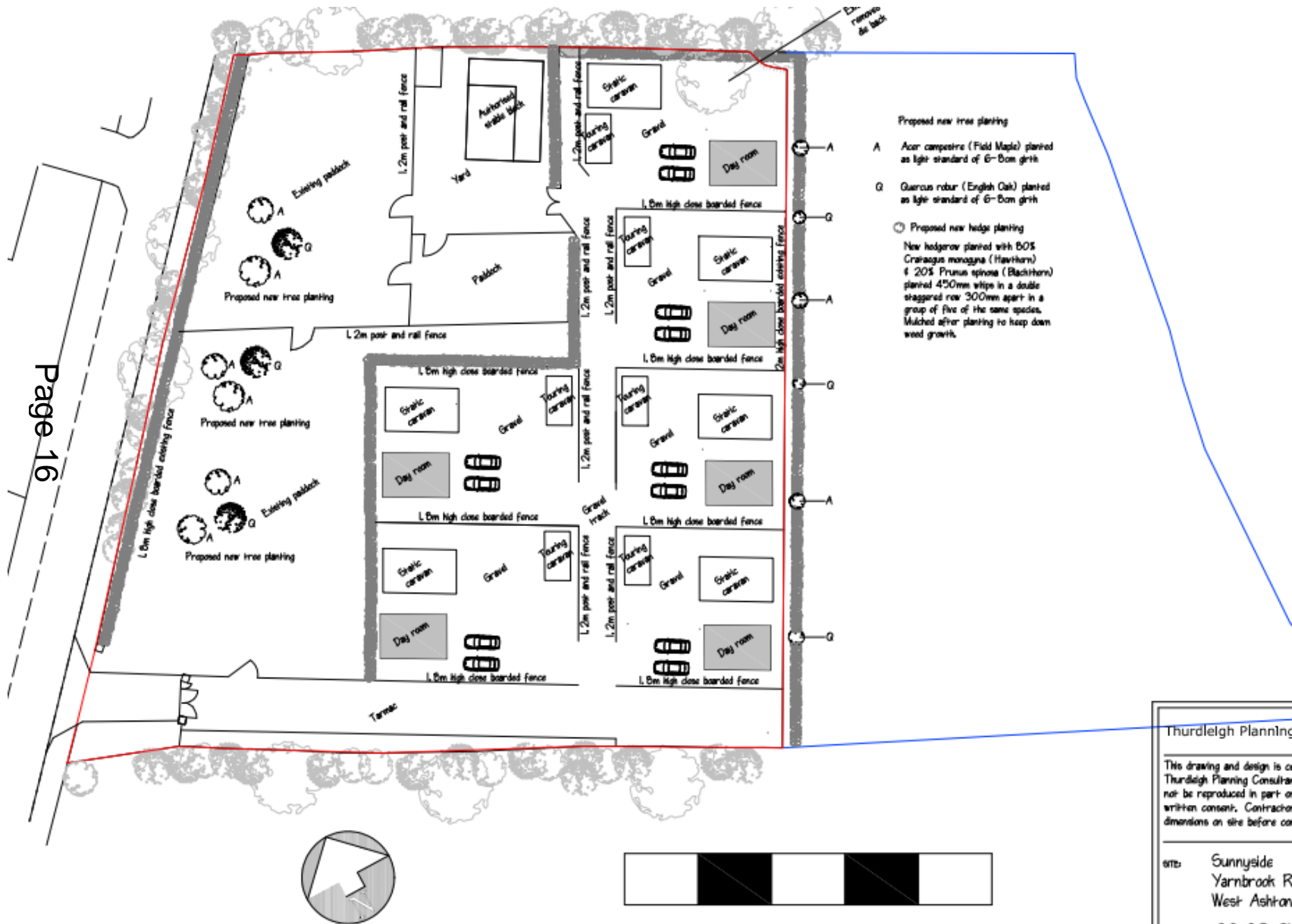


Aerial Photography

# Areal Photograph Existing Site



# Proposed Site Plan



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- Proposed new tree planting
- A Acorn campestre (Field Maple) planted as light standard of 6-8cm girth
  - Q Quercus robur (English Oak) planted as light standard of 6-8cm girth
  - Proposed new hedge planting  
New hedgerow planted with 80% Crataegus monogyna (Hawthorn) & 20% Prunus spinosa (Blackthorn) planned 450mm strips in a double staggered row 300mm apart in a group of five of the same species. Mulched after planting to keep down weed growth.

Thurdleigh Planning

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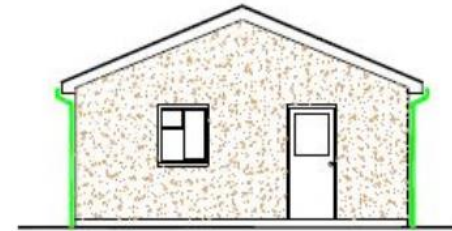
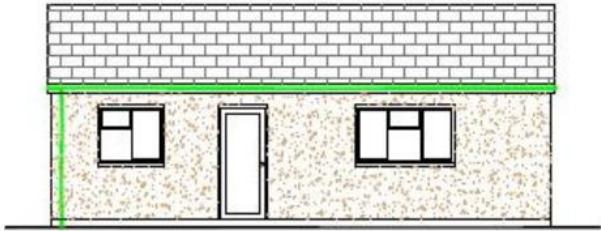
SITE: Sunnyside  
Yarnbrook R  
West Ashton

DATE: 06.09.21

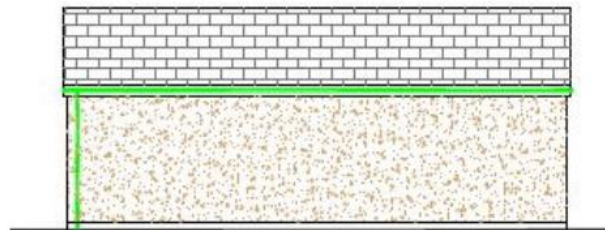
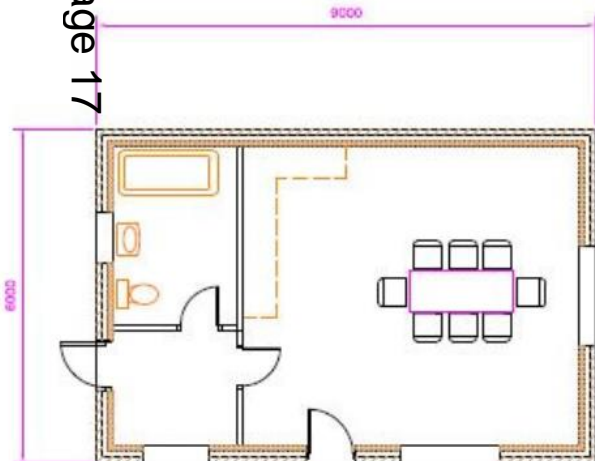
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# Proposed Day Room Details



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WALLS:  
CAVITY WALLS CONSISTING OF  
FAIR FACED BLOCKS INTERNALLY  
AND RENDERED BLOCKS  
EXTERNALLY.

ROOF:  
CEMENT FIBRE SLATES

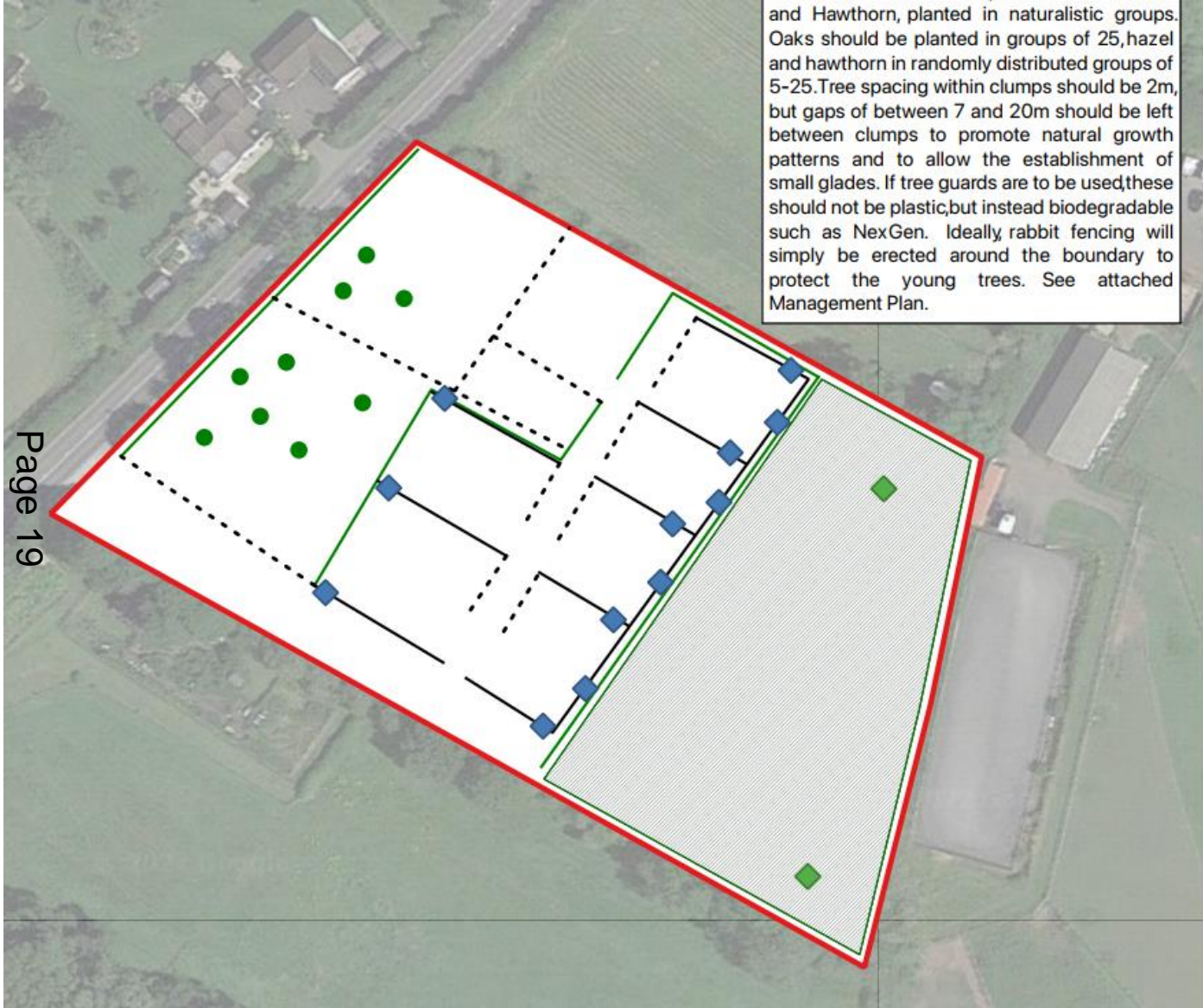
WINDOWS & DOORS:  
UPVC DOUBLE GLAZED WINDOWS &  
DOORS.

# Photograph of Existing Mobile Caravans on Ste



# Proposed Habitat Enhancements

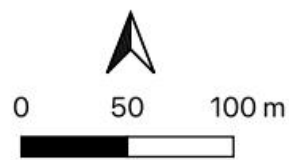
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and Hawthorn, planted in naturalistic groups. Oaks should be planted in groups of 25, hazel and hawthorn in randomly distributed groups of 5-25. Tree spacing within clumps should be 2m, but gaps of between 7 and 20m should be left between clumps to promote natural growth patterns and to allow the establishment of small glades. If tree guards are to be used, these should not be plastic, but instead biodegradable such as NexGen. Ideally, rabbit fencing will simply be erected around the boundary to protect the young trees. See attached Management Plan.

- Key**
- Habitat Enhancement Woodland
  - Habitat Enhancement Trees
  - Habitat Enhancement Hedgerows & Fences**
  - Species-rich Hedgerow with Trees
  - Species-rich Hedgerow
  - Post & Rail Fence
  - Close Board Fence
  - Site boundary
  - Bat Boxes
  - Hedgehog Access Points

This plan should be read in conjunction with Figure 3 from the IES Consulting 2021 PEA



 **Integrated Ecological Solutions**  
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 Bristol, BS41 9EH  
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 info@iesconsult.co.uk

Project	Sunnyside
Client	Martin McDonagh

# Site Entrance off A350



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# View along A350 Northeast from Access



# Existing Pasture/Paddock and Location of Proposed 2 Additional Pitches



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# Existing Day Room and Location of Proposed 2 Additional Pitches Looking Northwest



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# View of Existing Paddock/Pasture Looking Northwest towards A350 Boundary





# View of Existing Paddock/Pasture Looking Southeast



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# View of Site Looking Southwest



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# View of Area Southeast of Site to be Re-planted as Woodland



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# Northeast Boundary of Site



# Northwest Boundary of site adjacent A350



# Proposed Site Plan



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Thurleigh Planning

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SITE: Sunnyside  
Yarnbrook R  
West Ashton

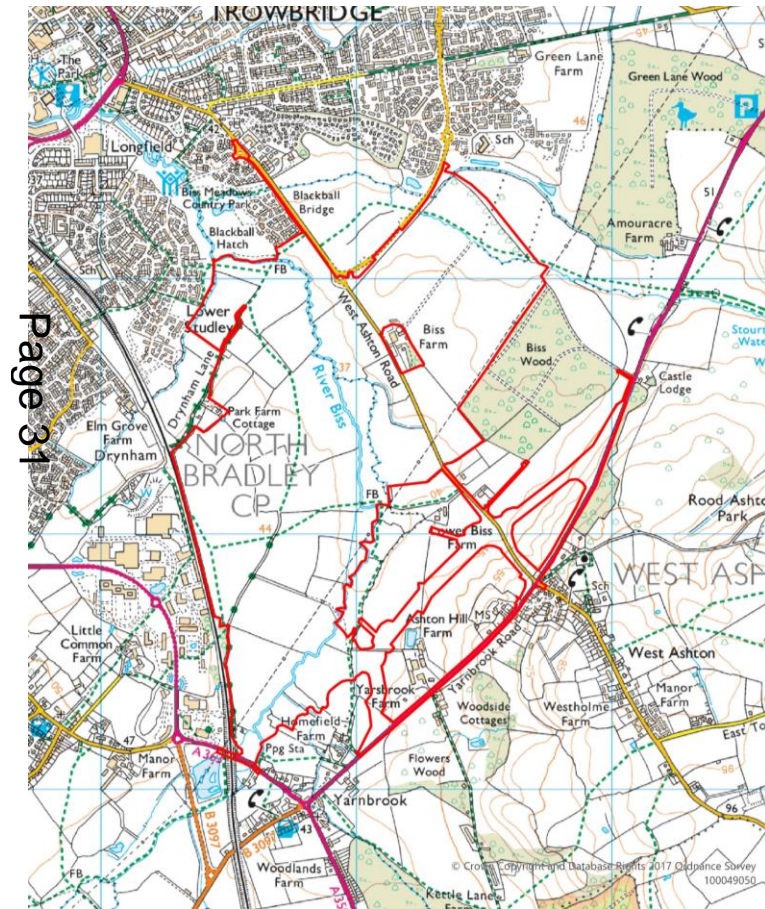
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### 7c) 15/04736/OUT - Land south east of Trowbridge

Outline planning application for mixed use development comprising: residential (up to 2,500 dwellings - Classes C3 & C2); employment (Class E ('Business' only), B2, and B8); two local centres (Classes E, C2, and C3); two primary schools, one secondary school, ecological visitor facility, public open space, landscaping and associated highway works including for the 'Yarnbrook / West Ashton Relief Road' and the access junctions.

**Recommendation: Approve with Conditions**



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Site Location Plan



Aerial Photography





# Strategic Planning Committee

15<sup>th</sup> June 2022

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