

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 21 JULY 2016 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Fred Westmoreland (Chairman), Cllr Christopher Devine (Vice Chairman), Cllr Richard Britton, Cllr Richard Clewer, Cllr Brian Dalton, Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan and Cllr Ian West

Also Present:

48 Apologies for Absence

Apologies were received from:

- Cllr Ian Tomes

49 Minutes

The minutes of the meeting held on 9 June 2016 were presented.

Resolved:

To approve as a correct record and sign the minutes.

50 Declarations of Interest

There were none.

51 Chairman's Announcements

The Chairman explained the meeting procedure to the members of the public.

The Chairman invited Cllr Hewitt to speak, who then requested a site visit for items 8b and 8c, Boxhedge Cottage, High Street, Porton, SP4 0LH, as the site was in the conservation area and he felt it would be useful for Members to see it

in context, as the nearby building work had made it difficult for pictures to be taken and provided.

Resolved:

That Items 8b and 8c - 16/04773/FUL and 16/04773/LBC: Boxhedge Cottage, High Street, Porton, SP4 0LH, would be postponed to a future meeting pending the arrangement of a site visit.

52 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

53 Durnford 4 (Woodrow) Rights of Way Modification Order 2016

The Rights of Way Officer introduced the Wiltshire Council Durnford 4 (Woodrow) Rights of Way Modification Order 2016 made under Section 53 of the Wildlife and Countryside Act 1981. It was recommended that the Order is forwarded to the Secretary of State for Environment, Food and Rural Affairs for determination with the recommendation that the Order be confirmed without modification.

In 2005 Wiltshire Council received an application to record the right of way Durnford 4 (Woodrow) as a byway open to all traffic. The application relied on historical evidence which showed that although the route was currently recorded as a bridleway it had a higher status and should be so recorded.

After investigating the evidence, Officers' agree that Durnford 4 (Woodrow) was an ancient carriageway and road and that the definitive map and statement should be altered accordingly.

The report found that the route had ancient origins and was awarded as a Public Carriageway and Driftway leading from Durnford towards Winterbourne Dauntsey by an Award arising out of an Act of Parliament in 1793.

It was considered that any rights for the public to use the way with mechanically propelled vehicles (MPVs) was extinguished by Act of Parliament in 2006. Accordingly, the route may not now be recorded as a byway open to all traffic and should be recorded as a restricted byway instead.

The public had a right to pass and re-pass along a restricted byway on foot, on horseback or leading a horse, on a cycle or with a horse drawn vehicle (e.g. pony and trap). There was no right for the public to use the way with an MPV though anyone using the way for access to property retains a private right to do so with an MPV.

The parish council, applicant, local people and the landowner had not objected to the Order however, two objections had been received from other members of the public. A recommendation from the Council was required to accompany the Order when submitted to the Secretary of State Environment, Food and Rural Affairs for determination.

Members of the Committee then had the opportunity to ask technical questions of the Officers, it was noted that access of a non vehicular type would remain, and those living in the neighbouring properties would continue to be able to use it for access.

The Unitary Division Member; Cllr Mike Hewitt then addressed the Committee stating that if four wheel drive vehicles were permitted to use the track for off road pastimes then the condition of the track would deteriorate. Three properties had already been flooded along the road due to mud which had been loosened on the track.

Cllr Mike Hewitt moved approval, in line with the Officers recommendation; this was seconded by Cllr Chris Devine.

The Committee discussed the application, noting that although the pictures included in the presentation showed existing tyre marks, these were from the residents in the neighbouring properties who used the track for access.

Resolved:

That “The Wiltshire Durnford 4 (Woodrow) Rights of Way Modification Order 2016” is forwarded to the Secretary of State for the Environment, Food and Rural Affairs for determination with the recommendation that the Order be confirmed without modification.

54 Planning Appeals

The committee received details of planning appeals logged and those determined for the period 27 May 2016 and 7 July 2016.

Resolved

That the report be received and noted.

An update was sought on the recent appeal hearing of 14/12175/FUL A36 Hotel and McDonalds. The Development Control Team Leader noted that the Informal Hearing had recently taken place and that a legal agreement had been agreed between the parties and put before the inspector, in line with normal procedures. Resolution had also been reached regards the highway safety issues. Once the formal decision letter of the Inspector had been received, Members would be informed of the outcome and the Inspectors conclusions.

55 Planning Applications

56 16/03988/FUL: Stonehenge Visitors Centre, Airmans Corner, SP4 7DE

Public Participation

Kate Davies (English Heritage) spoke in support of the application.

Dominic Watkins (Agent) spoke in support of the application.

Nicola Lipscombe (Salisbury Civic Society) spoke in support of the application.

Cllr John Berry representing Shrewton Parish Council spoke in objection to the application.

The Planning Officer drew attention to the late correspondence circulated at the meeting; which included the use of a Grampian style condition instead of a S106 agreement to secure the highway works. She noted that there had been a site visit earlier that day, she then introduced the application which was for the permanent use of temporary coach park and modification of the existing coach park to create 53 coach spaces and 26 motorhome spaces; construction of ancillary building for new coach visitor facilities; change of use from agricultural land and creation of new visitor transit system turnaround area for shuttle bus use; creation of extended visitor transit system turnaround area for shuttle bus use; decommissioning of existing visitor transit system turnaround area; all with associated ancillary and landscaping works. The application was recommended for approval subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was noted that the permissive path agreed as part of a legal agreement when the A344 was originally closed, was further down the site and did not form part of this application. As this application embraced so many elements it was noted that if Members were uncomfortable about any one element then the whole application should be rejected.

The reversible area detailed in the presentation would be a coach parking area laid with tarmac. The cutting down of trees to allow the coach turn around would be limited to the section shown on the plan. The line of trees was owned by Wiltshire Council so the Committee could add an informative to the decision to prevent any further trees being removed.

A travel plan was associated with the original consent.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Unitary Division Member; Cllr Ian West then addressed the Committee stating that the residents of Shrewton see the site every day, unlike those living in Amesbury, therefore it was their comments which he supported. In 2015 there had been a rise in visitors to the site; the impacts of which were evident to the residents of Shrewton.

Correspondence to the Wiltshire Council tree Officer from English Heritage had detailed their intention to cut the tree line back to a hedge height, which would remove the protection they gave to the A303.

Cllr West moved refusal against Officer Recommendation, stating that the proposal had visual impacts and highway impacts, and therefore the proposal did not accord with the aims of either national planning policies in the NPPF, or the aims of the Wiltshire Core Strategy policies relating to the World Heritage site.

Cllr Ian McLennan seconded the motion.

The Committee discussed the application, noting that the application would improve the ability to accommodate a vast amount of visitors, as the original provision was not adequate. Some felt that the original land trains created problems for elderly or tall people and that the planned buses were a better option for transferring lots of people quickly.

An increase of parking spaces for cars and coaches would alleviate traffic queuing to get in and kept vehicles out of site of the stones.

Concerns over the removal of the trees owned by Wiltshire Council was raised, the Committee felt that the amount of trees removed should be limited to those detailed in the application. It was felt that landscaping once matured should assist in shielding the vehicles from the view of the A303.

Although the location of the pathway connected to the A344 promise was outside of the application area, it was felt that Officers should work to achieve it.

The Committee voted on the motion on the table to refuse the application. This motion was not approved.

Cllr Westmoreland then moved the motion of approval as detailed in the report; this was seconded by Councillor Devine.

Resolved:

The application was APPROVED subject to the use of a Grampian style condition instead of a S106 agreement to secure the highway works as per the additional correspondence, and delegated to the Area Development Manager (South) to grant planning permission, subject to the following conditions:

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement dated April 2015 received 18/04/16
Planning Statement dated April 2016 received 18/04/16
Landscape & Visual Impact Assessment dated April 2016 received 18/04/16
Heritage Impact Assessment dated April 2016 received 18/04/16
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1733/10/23 dated 13/04/16 received 18/04/16
HED.1152.103 Rev A dated 04/04/16 received 18/04/16
HED.1152.104 Rev A dated 04/04/16 received 18/04/16
HED.1152.105 Rev A dated 05/04/16 received 18/04/16
HED.1152.SK002 Rev A dated 04/04/16 received 18/04/16
1733/10/25 Rev A dated 13/04/16 received 18/04/16
1515/215 Rev P8 dated 13/04/16 received 18/04/16
1515/272 Rev P4 dated 13/04/16 received 18/04/16
1515/273 Rev P4 dated 13/04/16 received 18/04/16
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1515/270 Rev P4 dated 13/04/16 received 18/04/16
1515/271 Rev P4 dated 13/04/16 received 18/04/16
1515/211 Rev P8 dated 13/04/16 received 18/04/16
HED.1152.106 dated 14/03/16 received 18/04/16
1515/251 Rev P7 dated 13/04/16 received 18/04/16
1733/10/026 Rev A dated 13/04/16 received 18/04/16
1733/10/22 Rev A dated 13/04/16 received 18/04/16
12246-1 Rev 0 dated 13/04/16 received 18/04/16
12246-2 Rev 0 dated 13/04/16 received 18/04/16
12246-3 Rev 0 dated 13/04/16 received 18/04/16
12246-4 Rev 0 dated 14/04/16 received 18/04/16
12246-5 Rev 0 dated 14/04/16 received 18/04/16
12246-6 Rev 0 dated 14/04/16 received 18/04/16
12246-7 Rev 0 dated 14/04/16 received 18/04/16
12246-8 Rev 0 dated 14/04/16 received 18/04/16
12246-9 Rev 0 dated 14/04/16 received 18/04/16
1733/10/07 Rev A dated 12/02/16 received 28/06/16
1733/10/08 Rev A dated 12/02/16 received 28/06/16
1733/10/09 Rev B dated 02/06/16 received 28/06/16
1733/10/10 Rev B dated 02/06/16 received 28/06/16
1733/10/13 Rev B dated 02/06/16 received 28/06/16
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1733/10/16 Rev B dated 02/06/16 received 28/06/16
1733/10/30 Rev A dated 24/06/16 received 28/06/16
1733/10/34 dated 02/06/16 received 28/06/16

11110205R_Wiltshire Highways Comments_Responses_Final_28-06-16
received 28/06/16

Email from Alan Baxter Ltd to Wiltshire Council 30/06/16 17:06

Email from Chris Blandford Associates to Wiltshire Council 28/06/16
20:47

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the commencement of the development hereby approved, details for temporary parking of coaches displaced from the development area during the course of the works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure an adequate supply of coach parking at the Stonehenge Visitor Centre site during the works.

- 4 Notwithstanding the submitted drawings showing the proposals for directing pedestrian arrivals in the vicinity of the A344 junction with Byway 12, prior to the commencement of the development hereby approved further details shall be submitted to and approved in writing by the Local Planning Authority demonstrating how pedestrians using the signed and lined route on the southern side of the A344 can access the Stones without having to cross the A344 or to walk within the route used by the Visitor Transit System to the east side of Byway 12. The approved details shall be implemented before the proposed bus turning arrangements are brought into effect.

Reason: In the interests of highway and visitor pedestrian safety.

- 5 Notwithstanding the submitted drawing showing the access and egress arrangements for the extended visitor coach park area at the north-west side of the coach park, prior to the commencement of the development hereby approved further details shall be submitted to and approved in writing by the Local Planning Authority demonstrating how the potential conflict between arrivals and departures will be eliminated or managed. The approved arrangements shall be implemented before the coach/motorhome park extension area is first brought into use.

Reason: In order remove the conflicts between coaches arriving at and departing from the extended area of coach parking, and potential consequences on other departing traffic.

- 6 Prior to the Visitor Transit System operations hereby approved coming into effect, a Coach/Motorhome Parking and Visitor Transit System Management Plan shall first have been submitted to and approved in writing by the Local Planning Authority. The Coach/Motorhome Park and

the Visitor Transit System shall be operated at all times in accordance with the management plan so approved.

Reason: In order to ensure that the coach/motorhome parking areas are operated and managed in a manner consistent with the safe practices, and to ensure that pedestrian users of the A344 are not exposed to unnecessary risk resulting from its use by the Visitor Transit System.

- 7 Prior to the commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of highway safety.

- 8 No development approved by this permission shall be commenced until a scheme for surface water drainage, incorporating pollution prevention measures, has been submitted to and agreed in writing by the Local Planning Authority, in consultation with the Environment Agency. The scheme shall be fully implemented as agreed.

Reason: To protect controlled waters from pollution, particularly the local groundwater.

- 9 No development shall commence until details of the foul drainage disposal package treatment plant have been submitted to and agreed in writing by the Local Planning Authority. These details must include a future ownership/maintenance regime. The development shall be undertaken in accordance with the approved details.

Reason: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

- 10 No development shall commence within the area indicated (proposed development site) until:
" A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
" The approved programme of archaeological work has been carried out in accordance with the approved details.

Reason: To enable the recording of any matters of archaeological interest.

- 11 Before development commences a scheme for controlling the movement of coaches exiting the coach park, including the introduction of a restriction prohibiting the right turn movement of coaches onto the B3086, and details of timing of implementation of the works, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not come into use until the approved scheme has been completed.

REASON: In order to ensure that mitigating highway works are undertaken before the development comes into use in the interests of highway safety.

INFORMATIVES:

1. Wiltshire Council own the row of Beech trees shown on plan 1515/242 Rev P13 (located between the A344 and the coach park/VTS turning loop). These trees help to screen the coach parking and are therefore important landscape features. Any tree works other than those shown on plan 1515/242 Rev P13 will require further consent from Wiltshire Council.

2. Wiltshire Council's Highways department has requested a Road Safety Audit be undertaken in relation to the shared usage of the A344 between the VTS and pedestrians, due to the variance in maximum speed between the existing and previous VTS vehicles. The applicant should contact the relevant Council department as soon as is practicable to discuss this matter.

3. A full oil retention interceptor should be installed as part of the surface water drainage for the proposed coach park, of a sufficient size to deal with the increased size and risk of oil spills and leaks.

4. An application to vary the abstraction licence SW/043/0021/003 will need to be submitted to the Environment Agency as the proposal contains information that the potable abstraction will be above the licenced limits. Pre-application guidance sought with the Environment Agency is welcomed - contact Carol Pediani on 02030 259285). Online application guidance is at the following link:

<https://www.gov.uk/government/publications/water-abstraction-application-for-a-water-resources-licence>.

A variation to the licence can take up to 13 weeks to determine and approve any increase in volumes abstracted above existing abstraction limits.

5.The Environment Agency request that the applicant provides confirmation that the permitted sewage discharge volume will be complied with. (The proposal only states that the treatment volume will be "within the manufacturer's designed process capability of the MBR plant"). This confirmation should be sent to Carol Pediani - carol.pediani@environment-agency.gov.uk.

6.Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- oils/chemicals and materials
- wheel washing and vehicle wash-down
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

7.The archaeology work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office and there will be a financial implication for the applicant.

The applicant should be aware that, if archaeological remains are encountered, this may have an effect on their programme of works. If human remains are encountered during the works, they cannot be removed without the appropriate permissions.

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Reason: For the avoidance of doubt and in the interests of proper

planning.

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Reason: To ensure an adequate supply of coach parking at the Stonehenge Visitor Centre site during the works.

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Reason: In order to ensure that the coach/motorhome parking areas are operated and managed in a manner consistent with the safe practices, and to ensure that pedestrian users of the A344 are not exposed to

unnecessary risk resulting from its use by the Visitor Transit System.

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Reason: To protect controlled waters from pollution, particularly the local groundwater.

INFORMATIVE

A full oil retention interceptor should be installed as part of the surface water drainage for the proposed coach park, of a sufficient size to deal with the increased size and risk of oil spills and leaks.

INFORMATIVE

An application to vary the abstraction licence SW/043/0021/003 will need to be submitted to the Environment Agency as the proposal contains information that the potable abstraction will be above the licenced limits. Pre-application guidance sought with the Environment Agency is welcomed - contact Carol Pediani on 02030 259285). Online application guidance is at the following link: <https://www.gov.uk/government/publications/water-abstraction-application-for-a-water-resources-licence>. A variation to the licence can take up to 13 weeks to determine and approve any increase in volumes abstracted above existing abstraction limits.

INFORMATIVE

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INFORMATIVE

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should cover:

- the use of plant and machinery
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 - The approved programme of archaeological work has been carried out in accordance with the approved details.

Reason: To enable the recording of any matters of archaeological interest.

INFORMATIVE

The work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office and there will be a financial implication for the applicant.

INFORMATIVE

The applicant should be aware that, if archaeological remains are encountered, this may have an effect on their programme of works. If human remains are encountered during the works, they cannot be removed without the appropriate permissions.

INFORMATIVE

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and

dated the [INSERT].

INFORMATIVE

A Section 278 agreement will be required in order to construct those works which include alterations to the highway.

57 16/04773/FUL: Boxhedge Cottage, High Street, Porton, SP4 0LH

This application was deferred pending a site visit taking place.

58 16/04776/LBC: Boxhedge Cottage, High Street, Porton, SP4 0LH

This application was deferred pending a site visit taking place.

59 Urgent Items

There were no urgent items

(Duration of meeting: 6.00pm – 7.36pm)

The Officer who has produced these minutes is Lisa Moore, of Democratic Services, direct line (01722) 434560, e-mail lisa.moore@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115