

STRATEGIC PLANNING COMMITTEE

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 28 FEBRUARY 2018 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Fleur de Rhé-Philippe (Chairman), Cllr Derek Brown OBE (Vice-Chairman), Cllr Clare Cape, Cllr Ernie Clark, Cllr Andrew Davis, Cllr Stewart Dobson, Cllr David Jenkins, Cllr James Sheppard, Cllr Tony Trotman, Cllr Fred Westmoreland and Cllr Ian Blair-Pilling (Substitute)

Also Present:

Cllr Howard Greenman

9 Apologies

An apology was received from Councillor Christopher Newbury, who was substituted by Councillor Ian Blair-Pilling.

10 Minutes of the Previous Meeting

The minutes of the meeting held on 31 January 2018 were presented for consideration. Subject to amending the numbering to begin at One, it was,

Resolved:

To approve and sign the minutes of the meeting held on 31 January 2018 as a true and correct record.

11 Declarations of Interest

Councillor Derek Brown OBE declared a non-pecuniary interest in application 17/03417/OUT by virtue of his daughter working for Savills, who were acting as agents, though she did not work on the project in question. He stated he would consider the application on its merits and with an open mind.

Councillor James Sheppard declared a non-pecuniary interest in application 17/03417/OUT by virtue of having sat with the landowner in meetings of the Wiltshire National Farmers' Union. He therefore withdrew from the meeting in his capacity as a councillor and took no part in the debate or vote.

12 Chairman's Announcements

There were no announcements.

13 **Public Participation**

There were no questions or statements submitted.

14 **17/03417/OUT: Land South-East of Junction 17 of M4 Motorway, Kington Langley, Chippenham, Wiltshire - Outline Planning for the Erection of up to 1,000,000 sq ft of Class B8 (storage and distribution) Employment Space and Associated Infrastructure.**

Public Participation

Elizabeth Lawer, local resident, spoke in objection to the application.

Bill Ford, local resident, spoke in objection to the application.

Edward Buchan, local resident, spoke in objection to the application.

Geraint Jones, Planning Director at Savills, agent, spoke in support of the application.

Mark Thorne, on behalf of the developer St Modwen, spoke in support of the application.

Giles Weir, Industrial Agency Director at JLL, spoke in support of the application.

Philip Jones, Chairman of Sutton Benger Parish Council, spoke in objection to the application.

Lee Burman, Development Management Team Leader, presented a report which recommended authority be granted to the Head of Development Management to grant permission for outline planning for the erection of up to 1,000,000 sq ft of class B8 (storage and distribution) employment space and associated infrastructure, subject to conditions and the signing of a section 106 legal agreement to address highways, transport and local employment matters within six months of the date of the decision.

Key issues were stated to include the impact on the landscape, ecology, highways implications, drainage concerns as well as policy considerations in particular Core Policy 34 of the Wiltshire Core Strategy. It was stated that through conditions and legal agreements most impacts had, in the opinion of officers and statutory consultees, been sufficiently mitigated. The impact on the landscape including trees was noted, and it was stated the public benefit of the additional employment space needed to outweigh the harm.

Members of the Committee then had the opportunity to ask technical questions of the officers. The level of demand for the B8 employment space was queried, and officers stated there had been a confirmed level of demand, which was unusual at the outline planning stage. Details were also sought on how B8 usage would be ensured, and it was stated a condition was included which would require a new application were there an attempt to change the employment use of the site. Additional details were also sought on transport links to the site, indicative designs for buildings on the site and if expressions of interest from operators came from those already operating within Wiltshire or from without.

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

The local unitary division member, Councillor Howard Greenman, then spoke in objection to the application, in which he noted concerns raised by parishes and residents on traffic and drainage, and that he considered Core Policy 34's requirements had not been met sufficiently to permit the application.

A debate followed where the level of mitigation measures proposed to address the impacts of the proposal were assessed, along with discussion of the benefits of attracting business interest through a fast-growing sector such as B8 use. The location of the site was raised, and whether the wider road network in the area was suitable for the proposed use. The local plan review presently underway was also raised, and whether the application was therefore premature, and it was stated that due to its very early stage prematurity would not be regarded as a sound basis to delay determination.

Following a motion to accept the officer's recommendation which was moved by Councillor Tony Trotman, seconded by Councillor Fred Westmoreland, at the conclusion of discussion it was,

Resolved:

To delegate authority to the Head of Development Management to grant outline planning permission, subject to the conditions as set out below and the signing of a S106 agreement within 6 months of the date of the resolution of this Committee to address the following requirements:

- **Contributions to Identified highways works**
- **Travel Plan including Shuttle Bus Service provisions**
- **Traffic Regulation Order Contributions**
- **Local Labour Agreement**

In the event that the parties do not agree to complete the S106 agreement within this timeframe to delegate authority to the Head of Development Management to refuse outline planning permission for the following reason:

The application proposal fails to provide and secure the necessary and required Services and infrastructure and community related requirements supporting the proposed employment development including Highways Improvements, Travel Plan including Shuttle Bus, Traffic Regulation Order and Local Labour Agreement and is therefore contrary to Policies CP3, CP60, CP61 & CP62 of the Wiltshire Core Strategy Adopted January 2015 and Paras 7, 14 & 17 of the National Planning Policy Framework March 2012.

CONDITIONS

1. 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 reserved matters to be approved, whichever is the later.

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 commence on a phase of the approved development until details of the following matters (in respect of which approval is expressly reserved) for that phase and the layout of estate roads and footpaths to access that phase have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The scale of the development;**
- (b) The layout of the development;**
- (c) The external appearance of the development;**
- (d) The landscaping of the site.**

The development shall be carried out in accordance with the approved details.

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.

3. An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4. A Landscape & Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. This will detail all prescriptions for management of key ecological features within the site and the species they support, as set out in the agreed Landscape Strategy.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

5. Prior to the commencement of any development within the site, a Construction Ecological Management Plan will be submitted to and for approval by the Local Planning Authority's ecologists. Section 7.1 of the Ecological Appraisal by Green Ecology should provide the basis for the content of the CEMP.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

6. Prior to the earlier of either the occupation of more than 350,000 sq ft of floorspace on the site, or 5 years from the commencement of development, capacity improvements to M4 Junction 17 (mitigation works) shall have been completed in accordance with details which shall first have been agreed by the local planning authority, and generally be in accordance with the submitted sketch drawing 37813-5502-001 Rev E

REASON: To ensure the safe and efficient operation of the SRN i.e. M4 J17

7. Notwithstanding the site access arrangements submitted for approval, the site access junction, including a footway link between the roundabout and the Chippenham Pit Stop access, shall be completed in accordance with detailed drawings which shall first have been submitted to and approved by the Local Planning Authority. The roundabout junction shall be completed in accordance with a programme of works which shall first have been approved by the local planning authority; the programme of works shall specify that the site access junction shall be completed no later than 18 months after the commencement of development or prior to the first occupation of the second of the buildings hereby approved whichever is the sooner. The programme of works may provide for a temporary site construction access to the B4122, whilst the roundabout is under construction, subject to temporary access details (including wheel washing facilities on the site) having been first approved by the local planning authority. Any temporary access shall not be retained in use beyond a time when the roundabout access can be brought into use, and shall be used for no purpose other than for site construction traffic. The roadside verge affected by any temporary access shall be reinstated as soon as is reasonably practicable after the roundabout can provide safe access to the site.

REASON: To ensure that an adequate 4-arm roundabout is provided to serve the application site and the controlled land to the north of the B4122 before the main construction works commence, in the interests of highway safety

8. The internal site access infrastructure, for both motorised and non-motorised users, shall be provided in accordance with details and to a programme to be agreed prior to commencement of the development by the Local Planning Authority or as subsequently varied as to positioning & location within the site and timing of provision by the written agreement of the local authority.

REASON: To ensure that adequate access is provided at an appropriate time to all parts of the site.

9. The site shall be provided with adequate parking and manoeuvring space for the forecast numbers of commercial vehicles and staff and visitor vehicles expected to use the site. The forecast numbers to be provided for shall first have been agreed with the Local Planning Authority, and the provision of parking and manoeuvring space shall be provided in accordance with a programme of works which shall also have been approved by the Local Planning Authority. Car parking shall not be provided at below the maximum provision of parking set out in the Council's adopted car parking strategy, dated March 2015. The proposal for parking and manoeuvring space shall have been agreed with the Local Planning Authority before commencement of the development.

REASON: In order to ensure that adequate provision is made, clear of the access roads, and at an appropriate time, for the manoeuvring and parking of operational and other vehicles using the site.

10. Prior to the commencement of the development a scheme shall be submitted to the Local Planning Authority setting out details of how operational goods vehicles (carrying goods received or goods delivered) in excess of 7.5 tonnes maximum authorised mass shall be restricted from using the B4122 to the east of the site access roundabout. The scheme shall fully explain how it is proposed to communicate the restrictions to all employees, contractors out-going drivers and those involved in the delivery supply chains associated with lorry traffic visiting the site.

REASON: In order to minimise the adverse amenity consequences for residential properties on routes to the east of the site, and to help minimise the structural damage to local roads resulting from extraordinary traffic.

11. Prior to the commencement of the development a construction traffic management plan (CTMP) shall have been approved by the Local Planning Authority and the site thereafter operated in accordance with the approved plan. The CTMP shall include, inter alia, details of the method to be employed to ensure that detritus from the site is not transferred to the highway, and, if so, by what means it will be removed; details of any construction traffic signing measures to direct construction traffic to the site; and, arrangements to ensure that the routing of construction traffic

lorries avoids or minimises using the B4122 and other routes in the vicinity of the town centre.

REASON To ensure that appropriate measures are in place to effectively control the local impacts of construction traffic.

12. Before the commencement of the development a carriageway condition survey shall have been undertaken and a report completed for that part of the B4122 between the roundabout of the M4 motorway junction, Junction 17, and the site access roundabout. The condition survey and report shall be undertaken in accordance with a scheme and format which shall first have been agreed by the local planning authority; the results of the survey and report shall be submitted to the local planning authority and copied to the highway authority within one month of the survey and report having been completed.

REASON: In order that a baseline condition survey and report of the B4122 (part) can be established as a reference document to enable anticipated road damage, attributable to extraordinary traffic on the B4122 associated with the development, to be identified.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the site shall be used solely for purposes within Class(es) B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class(es), having regard to the circumstances of the case.

14. The B8 Storage and Distribution uses hereby permitted shall be limited to a maximum of up to 1,000,000 sq ft and shall not exceed this amount.

REASON: For the avoidance of doubt and in the interest of proper planning

15. No development shall commence on a phase of the approved development until a scheme of hard and soft landscaping for that phase and the estate roads and footpaths to access that phase have been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- location and current canopy spread of all existing trees and hedgerows on the land;

- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- 3 hectares of land for tree(s)/woodland planting as shown on strategic landscape plan reference A097398 LS02v1 dated 21 October 2017, of a size and species to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 a satisfactory landscaped setting for the development and the protection of existing important landscape features.

16. No development shall commence on site until a scheme of phasing of landscaping has been approved in writing by the Local Planning Authority. All soft landscaping comprised in the approved details of landscaping pursuant to condition 2 shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; 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 local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

17. No development shall commence on site until details of all earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, and the

nature and source of the material, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The development shall not be [occupied/first brought into use] until such time as the earthworks have been carried out in accordance with the details approved under this condition.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 a satisfactory landscaped setting for the development.

18. No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 the proper management of the landscaped areas in the interests of visual amenity.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no mezzanine or other form of internal floor to create a first-floor level shall be constructed in the development hereby permitted.

REASON: For the avoidance of doubt and in the interest of proper planning

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions / extensions / external alterations to any building forming part of the development hereby permitted and no plant or machinery shall be installed outside any such building on the site on the approved plans.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations, or the installation of any outdoor plant/machinery.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the site shall be used solely for purposes within Class(es) B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class(es), having regard to the circumstances of the case.

22. There shall be no areas of open storage in any phase of the approved development except in accordance with a plan for that phase and specifying a maximum height of open storage within such area(s) that has been submitted to and approved in writing by the Local Planning Authority. No materials, goods, plants, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored on the site outside the approved storage area, or above the height agreed as part of this condition.

REASON: In the interests of the appearance of the site and the amenities of the area.

23. Prior to the occupation of each building hereby permitted details of the hours of operation for each of the building shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

24. No part of the development shall be occupied until details showing ventilation and extraction equipment for that part of the development (including details of its position, appearance and details of measures to prevent noise emissions) have been submitted to and approved in writing by the Local Planning Authority, and the approved ventilation/extraction equipment has been installed in accordance with the approved details. The approved ventilation and extraction equipment shall thereafter be maintained in a serviceable condition in accordance with the approved details.

REASON: In the interests of the amenities of the area.

25. No part of the development shall be occupied until plans showing the external lighting to be installed for that part of the development and any related access and including the type of light appliance, the height and

position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication “Guidance Notes for the Reduction of Obtrusive Light” (ILE, 2005)”, have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

26. Prior to the commencement of development an Air Quality Assessment (AQA) shall be undertaken, submitted to and agreed by the LPA. This must quantify the effect of development on existing local authority air quality monitoring locations and sensitive receptors as well as the proposed development. Subject to the outcome of any assessment propose necessary mitigation to address identified impacts also to be agreed by the Local Planning Authority. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted building is first occupied, unless an alternative period is agreed in writing by the Local Planning Authority.

REASON: In the interest of Air Quality, public and employee health and the amenities of the area in which the development is located.

27. Prior to the Commencement of Development a Noise Impact Assessment shall be submitted to and agreed by the Local Planning Authority. This must quantify the effect of development on noise sensitive receptors and propose any necessary mitigation to address identified impacts. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted building is first occupied, unless an alternative period is agreed in writing by the Local Planning Authority.

REASON: In order to safeguard the amenities of the area in which the development is located.

28. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. No phase of the development shall be first brought into use until surface water drainage provision serving that phase has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 development can be adequately drained.

29. No development shall commence on site until details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. No building shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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.

30. Any facilities above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge into the bund. The detail of any such facilities shall be submitted to and approved by the Local Planning Authority, and not be first brought into use unless they have been constructed and completed in strict accordance with the approved details.

REASON: To prevent pollution of the water environment

31. No phase of development shall commence on site until details of the proposed ground floor slab levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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, in the interests of visual amenity.

32. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;**
- b) loading and unloading of plant and materials;**

- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of any security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- h) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

33. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Tree Survey 04686 08/06/2016 incorporating Drawing No. 04686 TCP
 Received 04/04/2017
 Preliminary Noise Impact Assessment Received 04/04/2017
 Preliminary Air Quality Appraisal Received 04/04/2017
 Framework Travel Plan Received 04/04/2017
 Construction Management Plan Received 04/04/2017
 Preliminary Geo-environmental Report Received 04/04/2017
 Transport Assessment 37813/5503/A including Drawing 37813/2001/710
 Received 04/04/2017
 Ecological Appraisal Ref. 0229-EA-FM 04/04/2017
 Addendum to Ecology Survey 0229-EAdd1-180717 Received 11/08/2017
 Archaeological Evaluation 11/08/2017
 Flood Risk Assessment & Drainage Strategy REV 3 as informed by
 5150100-ATK-CHI-ZZ-DR-C-0117 Rev P2 Received 11/08/2017
 2502 S001-C Received 11/08/2017
 2502 L 001-G Received 11/08/2017
 A097398 LA01 11/08/2017
 Parameters Plan 5150110-AMA-17-XX-DR-A-PR01 Rev D Received
 11/08/2017
 Illustrative Masterplan 2502 F011-L & 2502-F011-L_colour Received
 31/10/2017
 LVIA Addendum & Appendices A097398 LA.06 – Rev B; A097398 LS01-2
 v5; A097398 LS01-1 v5 Received 31/10/2017

A097398 LS01-2 v5 31/10/2017
A097398 LS01-1 v5 Received 31/10/2017
A097398 LS02 v1 Received 31/10/2017
PBA Technical Notes TN003 & TN004 Received 11/08/2017 & 31/10/2017
37813-2001-700-D Received 31/10/2017
37813-2001-720-A Received 31/10/2017
37813-2001-500-A Received 31/10/2017
Design and Access Statement REV C 11/08/2017 & Design and Access Statement Addendum REV B Received 31/10/2017
37813-5502-001 Rev E Received 18/01/2018
37813/5502/SK08 REV B Received 07/02/2018

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

INFORMATIVE TO APPLICANT:

The site falls within a groundwater Source Protection Zone 2 (SPZ 2). This is a zone of protection surrounding a nearby drinking water borehole, which is vulnerable to pollution. It therefore requires careful protection from contamination. The proposed package treatment plant may require an Environmental Permit to be granted by the Environment Agency. The applicant can find further details on applying at the following link - <https://www.gov.uk/topic/environmental-management/environmental-permits>

INFORMATIVE TO APPLICANT:

An Environmental Permit (from the Environment Agency) will be required for the foul drainage package treatment plant. Due to the sensitive groundwater beneath the site it cannot be guaranteed that this will be granted. Further details on requirements and applying for the Permit can be found here - <https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>

INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

INFORMATIVE TO APPLICANT:

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 TO APPLICANT:

Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site. You are advised to contact the PROW officer.

INFORMATIVE TO APPLICANT:

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

INFORMATIVE TO APPLICANT:

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

INFORMATIVE TO APPLICANT:

The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

INFORMATIVE TO APPLICANT:

The applicant is requested to note the consultation response of Wessex Water particular in respect of Water Supply and potential infrastructure requirements. The consent issued should not be construed as authority to carry out any works to the service infrastructure of Wessex Water.

Councillor Ernie Clark requested that his vote in opposition to the motion be recorded.

15 **Date of Next Meeting**

The date of the next meeting was confirmed as 28 March 2018.

16 **Urgent Items**

There were no urgent items.

(Duration of meeting: 10.30 - 11.50 am)

The Officer who has produced these minutes is Kieran Elliott of Democratic Services, direct line 01225 718504, e-mail kieran.elliott@wiltshire.gov.uk

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