

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 29 NOVEMBER 2018 AT WESSEX ROOM, CORN EXCHANGE, MARKET PLACE, DEVIZES SN10 1HS.

Present:

Cllr Mark Connolly (Chairman), Cllr Paul Oatway QPM (Vice-Chairman), Cllr Ian Blair-Pilling, Cllr Stewart Dobson, Cllr Peter Evans, Cllr Nick Fogg MBE, Cllr Richard Gamble and Cllr James Sheppard

Also Present:

Cllr Jane Davies

62. Apologies

There were no apologies received.

63. Minutes of the Previous Meeting

The minutes of the meeting held on 1 November 2018 were presented for consideration, and it was:

Resolved:

To approve and sign as a true and correct record the minutes of the meeting held on 1 November 2018.

64. Declarations of Interest

Cllr Peter Evans declared a non-pecuniary interest in agenda item 7b, application 18/03498/FUL, Sports Field, Green Lane, Devizes, as he was a member of Devizes Town Council. He declared he would consider the application on its merits with an open mind as he debated and voted on the item.

Cllr Mark Connolly declared a non-pecuniary interest in agenda item 7a, application 18/02400/FUL, Former Naafi, Station Road, Tidworth, Salisbury SP9 7NR, as he was the Mayor of Tidworth. He declared he would consider the application on its merits with an open mind as he debated and voted on the item.

65. **Chairman's Announcements**

There were no announcements.

66. **Public Participation**

The rules on public participation were noted.

67. **Planning Appeals and Updates**

The report on completed and pending appeals was presented for consideration.

Resolved:

To note the updates.

68. **Planning Applications**

The following planning applications were considered.

69. **18/02400/FUL - Former Naafi, Station Road, Tidworth, Salisbury, SP9 7NR**

Public Participation

Mr David Wildman, spoke in objection to the application.

Mr Andrew Partridge, agent, spoke in support of the application.

Mr James Sherbourne, applicant, spoke in support of the application.

Adam Madge, Development Management Team Leader, presented a report which recommended that planning permission be granted, with conditions, for the construction of a hardware and DIY store (with associated warehousing and open storage) and 8 residential units, with associated landscaping and parking.

Key details were stated to include the following:

The site was located on the main commercial road in Tidworth. It was currently vacant and had been derelict for a number of years. The applicant controlled 28 spaces within the 43 space car park (accessed via Drummer Lane) located in the north west corner of the site. The residents of the proposed flats were to use some of these spaces for parking. The proposal was for an L shaped building which would front onto Station Road. This would comprise a ground floor DIY retail showroom with a connected double storey height warehouse; associated external storage and parking; with four one bedroom & four two bedroom flats above the retail element and fronting Station Road. Residents would have side access enabling them to enter the building from the Drummer Lane car park, whereas customers would access the site from the front. Vehicular access to the site would be from Station Road, there would also be a further 8 parking spaces at the back of the building accessed via this entrance. Concerns had been raised by local residents regarding the flat windows overlooking their properties, however this issue had been resolved as the windows on the side had been obscured. The proposal represented a significant investment by the

applicant of approximately £2.5 million and the retail unit would create 8 to 10 jobs.

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

The unitary division member, Councillor Mark Connolly, then spoke regarding the application. It was stated that it had been an aim of Tidworth Town Council to increase footfall along Station Road. However the site had been derelict for many years. Local residents had wanted a pub or cinema on the site, but Tidworth was too small for a viable cinema and no pubs had been willing to take on the site. Public opinion was fairly split regarding the application, with some residents thinking it was good and some thinking it was bad. As the local division member the Chairman stated he had called the application in due to overlooking issues and the fact that there was no shop entrance on Station Road. However, he felt that these issues had been addressed by the applicant. Although the Chairman had some concerns regarding parking he was relatively happy with the proposals. Wiltshire Council Highways had stated that although parking was a concern there were not enough grounds for refusal. It was stated that a mixed use development was reasonable as many shops on Station Road had flats above. It was felt that the business was needed and would thrive.

Cllr Mark Connolly proposed a motion to grant planning permission, with conditions, as per the officer recommendation. The motion was seconded by Cllr Nick Fogg.

A debate followed where key issues raised included the lack of a DIY store in the area, therefore it was felt that if approved the application would reduce traffic and pollution as people would not need to travel so far to visit a DIY store. The reuse of a brownfield site and the mixed use nature of the application was supported by most members. Some members had concerns regarding parking. The Drummer Lane car park had limited capacity and when visiting the site some members found the car park full. It was also stated that the fact there is no access from the Drummer Lane car park to the shop was a concern as customers may therefore need to carry heavy goods along the road to the Drummer Lane car park. Furthermore there were only 8 parking spaces actually on the site and there would be lots of heavy goods vehicles accessing the site due to the nature of the business. Some felt that that the applicants business was more akin to a builders merchants rather than a DIY store and therefore felt that the business was wholesale, not retail, which was a concern.

In response to questions the officer stated that none of the flats fell within the definition of affordable housing as requirements to have affordable housing as this requirement only applied to developments with over 10 units. The Chairman also stated that four of the flats were one bedroom, which were needed in the area and would also be fairly low cost due to fact they are one bedroom flats. The Town Council had been happy with this.

The Chairman proposed an amendment to the motion, which was to add a condition, restricting the hours of construction. Final wording of the condition

was to be delegated to officers. This was seconded by Cllr Richard Gamble. It was;

Resolved:

To amend the motion as proposed.

Cllr Gamble then proposed another amendment to the motion. Which was to add another condition, restricting the site to A1 use. Final wording of the condition was to be delegated to officers. This amendment was seconded by Cllr Mark Connolly. It was;

Resolved:

To amend the motion as proposed.

Therefore, the motion proposed was to grant planning permission, with conditions, as per the officer recommendation, with additional conditions to control the hours of construction and to restrict the use to A1. (The final wording of these additional conditions would be delegated to officers). After debate, the motion was put to the vote and it was;

Resolved:

To approve planning permission, with 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:

17002-A-PL-110 A (Location Plan)

17002-A-PL-110 B (Proposed Site and Ground Floor Plan)

17002-A-PL-111 B (Proposed Ground Floor Plan)

17002-A-PL-112 B (Proposed First Floor Plan)

17002-A-PL-113 B (Proposed Second Floor Plan)

17002-A-PL-114 B (Proposed Roof Plan)

17002-A-PL-115 B (Proposed North and South Elevations)

17002-A-PL-116 B (Proposed East and West Elevations)

17002-A-PL-120 B (Proposed Section A-A/North Elevation; Street Scene/South Elevation)

17002-A-PL-125 B (Proposed Typical Perimeter, Cycle Shelter and Bin Enclosure) Planning Statement

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

3 No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs 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: 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 and the character and appearance of the area.

4 No development shall commence on site until a scheme of hard and soft landscaping has 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 trees 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;
- all hard and soft surfacing materials;

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.

5 All soft landscaping comprised in the approved details of landscaping 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.

6 No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

7 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 together with location of top ground water level to ensure that the base of any soakaway can achieve at least 1 metre of unsaturated soil between its base and the agreed top level of ground water taking into account seasonal variations, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

8 The following Plant Noise Limits contained in Table 2 of Section 4.9 of the Noise Assessment (24 Acoustics, R7034-1 Rev 0, 21 August 2017) shall be adhered to at all times.

Period and Rating Noise Level, dB

Daytime: (07:00-19:00): LAeq,1 hour 34dB

Evening: (19:00-23.00): LAeq, 1 hour 31dB

Night Time: (23:00-07:00): LAeq, 15 minutes 25dB)

REASON: In the interests of residential amenity.

9 No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in

accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

10 No development shall commence on site until a scheme for the collection of waste from the development has been submitted to and approved in writing by the Local Planning Authority. The collection of waste shall subsequently only take place in accordance with the approved scheme.

REASON: In the interests of amenity.

11 No development shall commence until:

a) 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

b) The approved programme of archaeological work has been carried out 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 enable the recording of any matters of archaeological interest.

12 No development shall commence on site until an assessment of risk to any groundwater resources and groundwater quality, including evidence of how these would be protected throughout the construction and operational phases of development, has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in full 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 that groundwater resources and groundwater quality are protected.

13 The development hereby approved shall be used solely for purposes of a DIY store and builders merchants and shall not be used solely as a distribution depot falling under class B8 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).

REASON: the location of the development close to neighbouring residential properties within Tidworth town centre is not suitable for significant numbers of heavy goods vehicles as would be generated from a distribution centre use.

14 No construction work (excluding the internal fitting out of dwellings and building) nor the movement of spoil from the site shall take place outside the hours of 07:30 - 1900 Monday to Thursday, 07:30 - 1800 on Friday, 0800 - 1300 on Saturday and at no time on Sundays and Bank holidays.

REASON: In order to protect the residential amenity of future and adjoining residents.

70. **18/03498/FUL - Sports Field, Green Lane, Devizes**

Public Participation

Mr Stuart Hisop, local resident, spoke in objection to the application.

Mr Mark Young, Wiltshire Football Association, spoke in support of the application.

Mr Simon Fisher, Clerk, Devizes Town Council, spoke in support of the application.

Ruaridh O'Donoghue, Senior Conservation/Planning Officer, presented a report which recommended that planning permission be granted, with conditions, for the provision of a new football pavilion and changing facilities for Devizes Town Council and to form new headquarters for Wiltshire FA. Reconfiguration of car park and newly laid out football pitches.

Key details were stated to include the following:

The application proposed a new football pavilion and changing facilities for Devizes Town Council, a new headquarters for Wiltshire Football Association, along with a 3G pitch and associated floodlighting, with a reconfiguration of the

car park. Pictures of the site were shown to the committee; the land was mainly playing fields, which were currently being used for football matches and for other leisure/recreation activities. The site would be accessed via Green Lane, utilising the existing entrance to the car park. The application proposed to resurface the car park, providing 105 spaces. It was confirmed that the site had an established D2 use (leisure and recreation), which was compatible with the current proposal. Whilst the application would result in the loss of some green infrastructure, this would be offset by better provision and so would be acceptable under NPPF paragraph 97. The application would not cause harm to the character of the landscape, it would be well contained within the boundaries of the site and further landscaping was proposed to help mitigate the visual impact. As such, the proposal adhered to the aims of core policy 51 of the Wiltshire Core Strategy.

The Highways Authority did not find any significant issues with access or parking, as the existing level of use was already quite high. The Public Protection Officer considered that there would be no detrimental impact to the amenity of nearby residents. Wiltshire Council's Ecologist offered support for the proposal if conditions were imposed, namely the submission of a revised Landscape & Ecological Mitigation Plan and a robust Landscape and Ecological Management Plan prior to the commencement of works; works to be carried out in strict accordance with the recommendations made in the two reports by Eclipse Ecology; that there would be no lighting in the car park; and a requirement for the placement and maintenance of willow hurdles on the inside edge of the new hedge to ensure an instant light baffle while the hedgerow grows. These conditions were to minimise impact on bats and other local ecology.

Attention was drawn to some late correspondence received from Devizes Town Council in response to the Wiltshire Council Ecologist's views. Concerns were raised regarding the request to have a double hedge on the eastern boundary. It was felt that this would compromise the archery and grass pitches, would add additional cost to the project, would create safety issues and also that there was no need for this identified in their ecological reports and surveys. Late correspondence was also received from a member of the public outlining their objections which included noise pollution and light pollution.

Members of the committee then had the opportunity to ask technical questions of the officer. Details were sought on the consultation comments received from Sport England regarding access to the disabled WC, which appeared to be via the officials' changing room which was considered to be far from ideal. The officer stated that a condition could not be added to control internal works/layout, however it may be possible to add an informative to any decision.

Details were sought on the consultation comments received from Wiltshire Police who recommended changes to the design of the scheme due to a possible increase in anti-social behaviour. Members asked for details as to why the police felt this. The officer explained that the police had worries regarding part of the design which had a flat roof, as people may climb on this. They also had concerns due to the lack of lighting in the car park. The officer stated that

the lack of lighting in the car park was a response to concerns raised by the Council's Ecologist. It was stated that avoiding harm to protected species was a legislative requirement and therefore this would take precedent over the police comments.

Comments were also sought regarding the opposing Ecologist's views. The officer stated that the Wiltshire Council Ecologist was looking at the site and application objectively, so their comments should take precedence.

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

The unitary division member, Cllr Laura Mayes had sent a written statement that was read by Cllr Richard Gamble on her behalf as she was unable to attend. Cllr Mayes had called the application in to the committee due to concerns over traffic volume, car parking capacity, the effects of the floodlights on the natural environment and potential road safety issues at the junction of Green Lane and Byron Road. Cllr Mayes had met with representatives and had been reassured regarding the issues with traffic volume and car parking. She did not agree with the floodlight concerns that had been raised. However Cllr Mayes was still concerned about the impact on the junction of Green Lane with Byron Road, as there had been near misses therefore visiting teams may struggle with this junction. Cllr Mayes suggested that if the application were to be approved the committee may wish to consider adding a condition requiring improvement works to this junction.

Cllr Mark Connolly proposed a motion to grant planning permission, with conditions, as per the officer recommendation. The motion was seconded by Cllr Peter Evans.

Cllr Stewart Dobson proposed an amendment to the motion, which was to add an informative stating that the comments made by Sports England regarding the need for improved access to the disabled WC should be taken into account. The final wording of the informative would be delegated to officers. This amendment was seconded by Cllr Mark Connolly. It was;

Resolved:

To accept the amendment to the motion.

A debate followed where the main issues raised were:

That the application was welcome, it would provide good facilities which had been lacking for a long time and would provide a boost to the town; and the proposed mitigation and conditions were adequate to address issues. The applicants should take note of the police comments and should try to ensure there was no anti-social behaviour if the application was approved. Cllr Mayes' comments were discussed. It was not felt that the condition she requested could be added. However it may be possible to raise her concerns with the Community Area Transport Group.

Following a vote on the proposed motion to grant planning permission, with conditions, as per the officer recommendation, with the addition of an informative regarding access to the disabled WC (the final wording of which would be delegated to officers), it was;

Resolved:

To approve 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 and documents:

- **Drg No. P17-012-02-02-001 - Location Plan**
- **Drg No. P17-012-02-02-002A - Planning GA Site Plan**
- **Drg No. P17-012-02-02-003A - Planning GA Site Plan**
- **Drg No. P17-012-02-02-005 - LANDSCAPING Total Site**
- **Drg No. P17-012-02-03-001D - Planning GA Ground Floor Plan**
- **Drg No. P17-012-02-03-002D - Planning GA First Floor Plan**
- **Drg No. P17-012-02-05-001 - Planning GA Elevations (Sheet 1 of 2)**
- **Drg No. P17-012-02-05-002 - Planning GA Elevations (Sheet 2 of 2)**
- **Drg No. 04 Rev 02 - Proposed AGP Elevations**
- **Proposed Materials and Appearance - 3G Pitch**
- **SSL A Floodlighting Performance Results Rev 2**
- **Optivision - downlight performance - Optivision MVP507**

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

3 No development shall commence on site above ground floor slab level 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 dwelling 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.

4 No development shall commence on site above ground floor slab level until a scheme for the discharge of surface water from the site, incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage 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.

5 Prior to commencement of any works within the site, a suitable revised Landscape & Ecological Mitigation Plan will be submitted to and approved in writing by the Local Planning Authority. The plan should show all recommendations for mitigation by both Eclipse Ecology Reports but in addition, should particularly address the provision of a secondary hedgerow 5m inside the existing hedgerow along the eastern boundary, with a rough grassland strip between the two. It will also address ways to reduce and prevent light spill from the building onto the car park and vegetation to the immediate west.

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.

6 A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before first use of the development hereby permitted. The content of the LEMP shall include, but not necessarily be limited to, the following information:

- a) Description and evaluation of features to be managed;**
- b) Landscape and ecological trends and constraints on site that might influence management;**
- c) Aims and objectives of management - notably securing the secondary hedge on the eastern side of the site to a height of 3m in a reasonable length of time (to be indicated within the prescriptions) and the placement and maintenance of willow hurdles on the inside edge of the new hedge to ensure instant light baffle while the hedgerow grows.;**
- d) Appropriate management options for achieving aims and objectives;**
- e) Prescriptions for management actions;**

- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over an (X) year period;**
- g) Details of the body or organisation responsible for implementation of the plan;**
- h) Ongoing monitoring and remedial measures;**
- i) Details of how the aims and objectives of the LEMP will be communicated to future occupiers of the development.**

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body/ies responsible for its delivery.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full 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 adequate protection, mitigation and compensation for protected species.

7 No external lighting shall be installed on site other than that shown on the approved plans until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage 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 primarily in the interests of ecology.

8 No development shall commence on site above ground floor slab level until the exact details and samples of the materials to be used for the external walls and roofs 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

9 All soft landscaping comprised in the approved details of landscaping 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.

10 No part of the development hereby permitted shall be brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

11 No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until tree protection fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction -Recommendations"; has been erected around the mature Scots Pines adjacent to the existing car park, and;

The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work - Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

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 enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

12 The mitigation measures detailed in Section 5 of the approved Ecological Assessment by Eclipse Ecology dated 26th October 2018 shall be carried out in full prior to the first bringing into use of the development and in accordance with the approved timetable detailed in the Ecological Assessment.

REASON: To mitigate against the impacts of the development upon existing biodiversity and nature habitats, priority species and priority habitats.

13 The offices hereby approved shall be used for purposes ancillary to / associated with the D2 Use Class attached to the wider site as set out in 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 office use is acceptable in an ancillary capacity but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

14 The use hereby permitted shall only take place between the hours of 8am in the morning and 10pm in the evening from Mondays to Sundays.

REASON:

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

15 The floodlights hereby approved shall only be illuminated when the 3G Pitch is in use within the permitted hours of operation, 8am to 10pm Monday to Sunday.

REASON: To minimise the impact of the floodlights in the interests of the amenity and ecology of the area.

16 INFORMATIVE TO APPLICANT:

The attention of the applicant is drawn to the contents of the consultation response from Sport England on the 14th May and 25th October 2018 regarding the location / provision of a disabled WC at ground and first floor.

71. 18/05252/FUL - Savernake Park Farm, Savernake, SN8 4NE

Public Participation

Mr Samuel Croft, agent, spoke in support of the application.

Mrs Shanne Boyd, applicant, spoke in support of the application.

Ruaridh O'Donoghue, Senior Conservation/Planning Officer, presented a report which recommended that planning permission be refused, for the change of use of redundant agricultural storage buildings into a flexible events space and associated development.

Key details were stated to include the following:

The application site was located in the open countryside, within the North Wessex Downs AONB. It was accessed via a single track that connects with the farm complex, which ultimately links to the A346. The two buildings being considered for a change of use were approximately 200m from the main farm complex. Pictures of the buildings, site and plans were shown to the committee. The main details to be considered were related to Wiltshire Core Strategy Core Policy 48, Supporting Rural Life, namely whether the buildings were structurally sound and capable of conversion; whether the use is acceptable in principle; and whether the proposal is considered to be in a sustainable location.

Attention was drawn to the late correspondence received from the applicants agent, detailing why they felt the application should be approved. Comments included the following: that the proposal was key to the viability of the current business on the site; a structural survey provided by a qualified professional stated that the buildings were in a satisfactory structural condition and were capable of conversion; paragraph 83 of the NPPF was supportive of a prosperous rural economy and that the Leader Programme run by the North Wessex Downs AONB had invited them to apply for funding.

In response to this late correspondence the officer stated that he had contacted the Leader Programme who clarified that it was not their purpose to help determine planning applications. The AONB unit's comments on the application included that they did not feel the works required on the buildings could be categorised as repair work, but rather would be a new build which would harm the landscape. There may also be issues regarding the dark sky status of the AONB. Each planning application needed to be determined on its own merits.

Members of the committee then had the opportunity to ask technical questions of the officer. Details were sought on what type of farming was undertaken on the holding. This was answered during public participation where it was stated that arable farming was undertaken by contractors. It had previously been a dairy farm, but due to TB was now completely arable.

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

The unitary division member, Councillor Jane Davies then spoke in support of the application. Cllr Davies stated that the application would be a creative reuse of buildings and that paragraph 83 of the NPPF supported rural development. There would be benefits to the community, including the creation of jobs and discounted usage for local people. It was felt that the benefit to the community would outweigh any visual harm. The application was necessary to the economic viability of the farm, which needed to diversify in order to survive in the current difficult economic climate.

Cllr Mark Connolly proposed a motion to refuse planning permission, as per the officer recommendation. The motion was seconded by Cllr Nick Fogg MBE.

A debate followed where all agreed that we should support farmers to diversify, however, one of the main issues raised by councillors was why two buildings were needed. Barn one would clearly involve a complete rebuild, rather than repair work, whereas it may have been possible to convert barn two. If the application was refused it was suggested that the applicant may wish to consider re-applying with just barn two as part of the application. The comments from the AONB unit, who felt that a rebuild would be required, were noted as highly interesting.

Other councillors disagreed with these views, stating that if a structural engineer thought the buildings could be repaired and reused then weight should be given to that argument. It was also stated that this was a good proposal and that farmers should be supported. Some felt that it did meet the requirements of core policy 48 of the Wiltshire Core Strategy, as the application would be of benefit to the community.

Other issues raised included noise pollution and light pollution, as the events spaces may be used for weddings and parties which would create quite a disturbance. Access was also a concern as there was only a rough single track to the location.

Following the debate it was;

Resolved:

To refuse planning permission for the following reasons:

1. The buildings are not structurally sound and capable of conversion without major rebuilding work. By virtue of the proposed use of the

building and the changes sort under this application, the scheme is not considered to preserve the character of the original building and would detract from the character and appearance of the landscape. Furthermore, the site does not have reasonable access to local services. As such, the scheme does not accord with the points i, ii and iv of Core Policy 48 of the Wiltshire Core Strategy 2015.

2. The proposal by virtue of the change of use, the loss of the agrarian character through significant rebuilding works and the external changes to the site would have a significantly harmful impact upon the character and appearance of this part of the North Wessex Downs AONB. As such, the scheme is not considered to protect, conserve or enhance landscape character and is therefore contrary to Core Policy 51 of the Wiltshire Core Strategy 2015 and to central government policy contained within the National Planning Policy Framework 2018, notably, paragraph 172 that places great weight on the importance of conserving AONB landscapes.

3. The proposal by virtue of its isolated rural location, remote from any nearby service centre and remote from access to public transport facilities means it is considered to be in an unsustainable location. The scheme is therefore considered contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy 2015 which seek to ensure development is in accessible locations where reliance of the private car can be reduced, and to central government policy contained within the National Planning Policy Framework 2018.

72. **Urgent items**

There were no urgent items.

(Duration of meeting: 3.00 - 5.00 pm)

The Officer who has produced these minutes is Tara Shannon of Democratic Services, direct line 01225 718352, e-mail tara.shannon@wiltshire.gov.uk

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