

Western Area Planning Committee

MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 11 MAY 2022 AT COUNCIL CHAMBER, COUNTY HALL, TROWBRIDGE, BA14 8JN

Present:

Cllr Christopher Newbury (Chairman), Cllr Bill Parks (Vice-Chairman), Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Andrew Davis, Cllr Edward Kirk, Cllr Stewart Palmen, Cllr Antonio Piazza, Cllr Pip Ridout, Cllr David Vigar and Cllr Suzanne Wickham

Also Present:

Cllr Jon Hubbard, Cllr Tony Jackson, Cllr Mike Sankey, Cllr Nick Holder and Cllr Stuart Wheeler

42 **Apologies**

There were no apologies for absence received.

43 **Minutes of the Previous Meeting**

The minutes of the previous meeting of the Western Area Planning Committee held on 13 April 2022 were considered. Following which, it was:

Resolved

The Committee approved the minutes of the previous meeting of the Western Area Planning Committee held on 13 April 2022 as a true and correct record.

44 **Declarations of Interest**

Cllr Edward Kirk declared an interest in Agenda Item 7a due to his wife's business' involvement in the application and as such, withdrew from the meeting and did not vote or participate in the debate.

45 **Chairman's Announcements**

The Chairman asked that all phones were switched off or turned to silent mode to minimise any potential disturbances and explained the procedure if a fire alarm were to sound.

46 **Public Participation**

The Chairman explained the rules of public participation and the procedure to be followed at the meeting.

No questions had been received from Councillors or members of the public.

47 **Planning Appeals and Updates**

The Chairman invited Kenny Green, Development Management Team Leader, to update the Committee on any pending and determined appeals as per the appeals report included within the Agenda Pack.

It was noted that no appeal decisions had been received for the period stated and it was explained that there were different timescales depending upon the type and complexity of appeal ranging from six months to several years.

Resolved

The Committee noted the appeals report for the period 1 April 2022 to 29 April 2022.

48 **PL/2021/06702: Forest and Sandridge C Of E Voluntary Aided Primary School, Cranesbill Road, Melksham, SN12 7GN**

Public Participation

Ms Anna Wilcox, on behalf of Mr Scott James, Headteacher of Forest and Sandridge CofE VA Primary School, spoke in support of the application.

Cllr Jon Hubbard, on behalf of Melksham Town Council, spoke in objection to the application.

Steven Sims, Senior Planning Officer, introduced the report which recommended that the Committee approve the application, subject to conditions, for works including an extension to the existing 2 form entry Primary School to provide 4 additional classrooms, a new studio space, 2 additional group rooms, additional WCs and storage, internal works to the existing nursery space, and expanding the existing car park.

Reference was made to the presentation slides (Agenda Supplement 1) and it was highlighted that the school site was located within the built up area of Melksham and that the proposed expansion was required to serve the projected increase in the number of children requiring a school place in the next few years, as a consequence of new housing development.

The case officer described the site which included the school building, the car park, the access points, and boundary features. The proposed extension was then detailed including floor layouts, the car park expansion and elevation plans.

Key issues highlighted were: the principle of development; the impact on the character and appearance of the area; impact on the amenity of neighbouring residents; highways/parking issues; ecology issues; drainage and other issues.

Members of the Committee were then given the opportunity to ask technical questions to the officer. The main points of focus included: the need for additional crossing points, bat protection and highways issues.

In response, the case officers confirmed that the local highways authority had reviewed the local highway network and concluded that the proposed development did not necessitate a new controlled crossing point on Snarlton Lane.

Members of the public, as detailed above, then had the opportunity to address the Committee and speak on the application.

Local Unitary Member, Cllr Mike Sankey, addressed the Committee and detailed his objections to the application, which specifically related to highway and parking conflicts during drop off and pick up times; about children's safety and the school travel plan; and he made the suggestion that the existing car park could be re-used for play provision during school hours to enable some of the existing play area to be re-developed for additional car parking to reduce the congestion on the public highway.

Clara Davies, as the Councils School Place Commissioning Lead officer, referenced the school travel plan and confirmed that discussions between the school and the Council's Travel Plan officer were ongoing to reduce traffic congestion during pick up and drop off times. It was further explained that s106 developer contributions had been ring fenced for this school expansion to meet the increasing school pupil projections and that if the development was not approved or implemented, the school place needs would still exist but the Council would not be able to re-allocate the s106 money to another school, and in accordance with the claw back clause set out within the s106, the developer would have the contribution returned if it was not used at this local school.

Cllr Trevor Carbin then moved to approve the application in line with officer recommendations which was seconded by Cllr Antonio Piazza.

During the debate, Cllr Vigar suggested an amendment to the motion to instruct Kenny Green, to contact the highways officer involved with this case to appreciate the extent of his assessment and the option of delivering a pedestrian crossing outside of this application.

Cllrs Carbin and Piazza (as the proposer and seconder of the motion) both agreed to the amendment.

At the conclusion of the debate a vote was taken on the motion to approve in line with officer recommendations.

Following which, it was:

Resolved

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:

See Document Issue Sheet SL/P20010 dated 5/10/21 detailing the approved plans

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. No development hereby approved 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:

- Details of tree protection measures for the protection of trees to be retained during construction work
- A detailed planting specification showing all native plant species, new hedgerow planting including infill works, planting sizes and densities

REASON: 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 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. The proposed secure fencing hereby approved shall match the existing in height detail and colour.

REASON: In the interests of visual amenity and the character and appearance of the area.

7. The development hereby approved shall be completed in accordance with the recommendations contained within Section 5.4 (including the incorporation and provision of hedgehog boxes) of the Preliminary Ecological Appraisal produced by CSA Environmental and dated April 2021 and that the development shall not be brought into use until photographic evidence is submitted to discharge the condition showing the installation of the biodiversity enhancement features which will require to be submitted to and approved in writing by the local planning authority.

REASON: To provide mitigation /enhancement for biodiversity.

8. No part of the development hereby approved shall commence on site until a Construction Method Statement, which shall include the following:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- measures for the protection of the natural environment.
- 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: 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.

9. No part of the development hereby approved shall be first brought into use until the 6 additional parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety and the amenity of future occupants.

10. The development hereby approved shall not be first brought in to use until those parts of the Travel Plan capable of being completed prior to occupation, have been implemented. Those parts identified for implementation after occupation shall be implemented in liaison with the Council's School Travel Plan Advisor. The Travel Plan Co-ordinator and Travel Plan Working Group shall carry out the identified duties to implement the School Travel Plan in perpetuity, including providing the Council with travel data upon request.

REASON: In the interests of reducing the number of private car movements to and from the development.

Informative to Applicant:

There is a small risk that bats may be found at the site, and the applicant is advised to inform all construction personnel to be aware that if bats are encountered during on site works, they and any roosting habitat are protected at all times by the Conservation of Habitats and Species Regulations 2010 and that expert advice should be obtained whilst works cease. Planning permission for any development does not provide a defence against prosecution under the above legislation; and, nor does it act as a substitute for the need to obtain a bat licence if bats are found. Consideration should be given to obtaining a survey from a professional ecologist before commencing work. If bats or evidence of bats is found at any stage of development, the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Bat line which is available online.

The applicant is encouraged to engage with the Council's highways team pursuant to reinstating line markings along Snarlton Lane as well as the Council's Travel Plan Coordinator in terms of confirming the introduction of staggered drop-off and collection times for parents to reduce car parking congestion along the public highway.

49 **Urgent Items**

There were no Urgent Items.

(Duration of meeting: 3.00 pm)

The Officer who has produced these minutes is Ellen Ghey of Democratic Services,
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