

## STRATEGIC PLANNING COMMITTEE

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### MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 24 APRIL 2013 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

#### **Present:**

Cllr Mark Connolly, Cllr Andrew Davis (Chairman), Cllr Peter Fuller, Cllr Charles Howard, Cllr Julian Johnson (Vice-Chair), Cllr John Knight, Cllr Alan MacRae (Substitute), Cllr Francis Morland, Cllr Stephen Petty, Cllr Leo Randall, Cllr Anthony Trotman, Cllr Fred Westmoreland and Cllr Ian West

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#### 14 **Apologies for Absence**

Apologies for absence were received from Councillor Peter Colmer.

Councillor Alan MacRae replaced Councillor Peter Colmer for this meeting only.

#### 15 **Minutes of the Previous Meeting**

The minutes of the meeting held on 13 March 2013 were presented and it was

##### **Resolved:**

That the minutes of the meeting held on 13 March 2013 be approved as a true and correct record.

#### 16 **Declarations of Interest**

There were no declarations of interest

#### 17 **Chairman's Announcements**

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

#### 18 **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation and the manner in which the meeting would be held.

Members of the public addressed the Committee as set out in minute No 19, as detailed below.

There were no questions received from members of the public or members of the Council.

19 **S/2012/1704 - Wessex Water Pipeline**

**The following spoke in support of the application:**

- Drummond Mondley, Wessex Water the applicant

**The following spoke as a consultee**

- Richard Burden – Area of Outstanding Natural Beauty

The Committee received a presentation by the Case Officer, Richard Hughes which set out the main issues in respect of the application. He introduced the report which recommended that planning permission be granted, subject to conditions and a Unilateral Undertaking.

It was noted that the proposal was for a 64km Water pipeline from Corfe Mullen to Salisbury, including works to enlarge existing treatment works sites at Littledown, Codford, Wylde, and Camp Hill and the creation of new sites at Monkton Deverill and Summerslade Down.

Members of the Committee were informed that East Dorset District Council and North Dorset District Council had granted planning permission for those sections of the pipeline that crossed their areas.

Members then raised a number of technical issues in relation to the application including the cessation of abstraction from the Wylde River and the improvement to water levels of the River, lack of response to the consultation from Network Rail, whether the majority of Monkton Deverill and Longbridge Deverill Parish Council's concerns had been responded to and resolved and the length of time that the works will take to complete. Members were reassured by Councillors Trotman and West that when previous Wessex Water works were carried out in their areas, that the work was undertaken with the minimum of disruption and local people were consulted at each stage of the works.

The Committee then heard from the public who had an opportunity to address the Committee with their views, as detailed above.

The Committee then considered the application and debated a number of issues, in particular it was suggested that the Passenger Transport Section should be included in the list of those who would be consulted by Wessex Water as detailed in condition 21 below.

**Resolved:**

That planning permission be GRANTED, for the following reasons:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and policies DP1, C1, C2, C3, C5, C8, C12, HE2, HE3 HE5 HE7 of the Wiltshire Structure Plan 2016; policies CP41, CP50, CP51, CP52, CP56, CP58 CP68, CP69 of the Draft Wiltshire Core Strategy, policies CP20, CP22 of the South Wiltshire Core Strategy, saved policies G1 G2 G3 G5 G7 G8, C2, C3, C4, C5, C6 C7 C11, C12, C13, C14, C17, C18, C19 CN5 CN8 CN11 CN18 CN19, CN20, CN21, CN22, R17 TR15 of the Salisbury District Local Plan; policies C1 C2, C4, C6, C6A, C9, C15, U6, C17, C27, C31A, C32, C34A, C38 T11, T12 of the West Wiltshire District Plan 1<sup>st</sup> Alteration 2004, and policies CR1 CR3 of the West Wiltshire Leisure & Recreation Development Plan Document

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

And subject to the following conditions:

1. (a) Details of the appearance, landscaping, layout, and scale and access (hereinafter called "the reserved matters") of the proposed pumping stations and associated development at Monkton Deverill, Codford, and Wylve sites (that has been submitted in outline as indicated in Table 1.2 page 9 of the Planning Statement) shall be submitted to and approved in writing by the local planning authority before any development to construct the new buildings at these sites begins and the development shall be carried out as approved.
- (b) An application for approval of any 'Reserved Matter' shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- (c) The development hereby permitted shall be begun before the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: For the avoidance of doubt

2. The development hereby permitted that is submitted in full (as indicated in Table 1.2 page 9 of the Planning Statement and which relates to works within the Wiltshire area only), namely the pipeline details, the

landscaping/planting details, and the details associated with the storage tank sites at Littledown, Summerslade Down, and Camp Hill (including access to these sites) shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted (in so far as it relates to development in the Wiltshire area) shall be carried out in accordance with the following approved plans and documents:
  - Planning Statement by Atkins re: Corfe Mullen to Salisbury Transfer Scheme dated November 2012, (to include all drawings listed in Table 1.2), and those drawings as contained with the Environmental Statement (Planning Drawings) document as revised
  - Design and Access Statement by Atkins re: Corfe Mullen to Salisbury Transfer Scheme dated November 2012
  - Transport Movement Assessment by Atkins re: Corfe Mullen to Salisbury Transfer Scheme Revision C1.1 dated 12/11/12.
  - Flood Risk Assessment by Atkins re: Corfe Mullen to Salisbury Transfer Scheme dated November 2012
  - Environment Statement Volume 1 Non-Technical Summary by Atkins re: Corfe Mullen to Salisbury Transfer Scheme dated November 2012
  - Environment Statement Volume 2 Main Text by Atkins re: Corfe Mullen to Salisbury Transfer Scheme dated November 2012
  - Environment Statement Volume 3a - Part 1 and Part 2 - Appendices/Reports by Atkins re: Corfe Mullen to Salisbury Transfer Scheme dated November 2012
  - Environment Statement Volume 3b – Technical Appendices – Drawings and Tables by Atkins re: Corfe Mullen to Salisbury Transfer Scheme dated November 2012
  - Watercourse works and Water Vole Mitigation Technical Note – dated 7<sup>th</sup> February 2013

Reason: For the avoidance of doubt

4. Notwithstanding the limitations agreed as part of the CEMP, the temporary contractors' compounds at:

Littletdown WTW  
Pitts Farm, Sedgehill (REF LD05)  
Public Right of Way EKN 014 (REF LD08), at East Knoyle, off  
Wise Lane (PLAN NO B0400/7556 REV A)

Keysley Farm (REF LD11) PLAN REF B0400/7558 REV A)  
Monkton Deverill REF LD12 & LD13  
Codford WTW REF CF01 & CF02  
Sherrington (PLAN REF B0400/ 7801 REV A)  
Camp Hill (PLAN REF B0400/7814 REV A)

shall only be accessed during the following times;

Monday to Friday between 07:30 to 18:00  
Saturday between 08:00 and 13:00

Reason: To prevent an adverse impact on the living conditions of the occupants of dwellings within very close proximity and to protect the tranquillity of the open countryside  
Policy G2 C4 & C5

5. Notwithstanding the limitations agreed as part of the CEMP, the works to construct the section of pipeline adjacent to:

Pitts Farm, Sedgehill (PLAN REF B0400/7554 REV A)  
Keysley Farm, Keysley Down (PLAN REF B0400/7559 REV A)  
Hill Barn, Monkton Deverill (PLAN REF B400/7560 REV A)  
Sherrington (PLAN REF B0400/7801 REV A & B0400/7802 REV A)  
Wylve (Dinton Road crossing) (PLAN REF B0400/7806 REV A)  
White Cottages & Chilhampton Farm, South Newton (PLAN REF B0400/7814 REV A)

shall only take place during the following times;

Monday to Friday between 07:30 to 18:00  
Saturday between 08:00 and 13:00

There shall be no works undertaken in these locations on Sundays or Public Holidays.

Reason: To prevent an adverse impact on the living conditions of the occupants of dwellings within very close proximity and to protect the tranquillity of the open countryside  
Policy G2 C4 & C5

6. Unless otherwise agreed in writing by the Local Planning Authority, the Pumping Stations at Monkton Deverill, Codford, and Wylie WTWs shall be designed to achieve a maximum external ambient noise level of 50dB LAeq at a point 5 metres from the facility.

Reason: To prevent an adverse impact on the living conditions of the occupants of dwellings within close proximity and to protect the tranquillity of the open countryside  
Policy G2 C4 & C5

7. No development shall commence (in respect of the relevant pumping station sites) until a scheme of noise control measures has been submitted to and approved by the Local Planning Authority specifying the measures that will be taken for the purposes of preventing and controlling the emission of noise from the proposed pumping stations and associated development at the Monkton Deverill, Codford, and Wylie sites. The approved scheme shall be implemented before the related development is first brought into use and shall be maintained at all times thereafter in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: Further detailed work is required to accurately establish the prevailing background noise environment in the areas of receptors and to establish appropriate noise limits at the location of the receivers (as opposed to 5m from the development) and what will be required to meet them in order to protect residential amenities

Policy G2

8. The proposed electricity generators for the Monkton Deverill and Codford Water treatment works sites shall only be used in emergencies and during essential maintenance and not used at any other time, unless the generator is provided with noise attenuation to a rating level to be agreed with the Local Planning Authority.

Reason: In the interests of the amenity of occupants of adjacent dwellings.

9. No excavation works shall take place until a programme of archaeological work has been implemented. This programme shall be

informed by a written Scheme of Investigation which has been submitted to and agreed in writing by the Local Planning Authority. The Scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results. Excavation work may commence once a Written Scheme of Investigation has been submitted and approved for the area to be excavated.

Reason: To ensure any archaeological remains are documented and collected.

10. All services to the new buildings and structures shall be laid underground, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

11. Prior to any works commencing at the individual sites, the protection of trees shall be in accordance with the Arboricultural Reports, ref: AJE/AF/268000FIN1 (Monkton Deverill), AJE/AF/26797 (Codford), AJE/AF/26813 (Wylve), AJE/AF/26774 FIN 1A (Camp Hill Reservoir) dated October 2012, compiled by Alan Engley, as contained within the Environmental Statement Vol 3a (20), and the position of the tree protection at each site shall be as shown on the Tree Protection Plans dated October 2012, as contained within the Environmental Statement Section 3b Technical Appendices and Drawings, unless otherwise agreed in writing by the Local Planning Authority.

Any new planting shall be carried out in accordance with the agreed plans, and carried out during the planting season immediately following commencement of development. The planting shall thereafter be maintained for five years during which time any specimens which are damaged, dead or dying shall be replaced and hence the whole scheme shall thereafter be retained.

Reason: To protect landscaping during construction and to ensure that any new planting is protected and retained in the interest of biodiversity, and the visual appearance of the countryside and the particular sites.

12. Before particular sections of pipeline works are commenced, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall contain as a minimum:

- The position of the tree protection at each site. (This shall be as shown on the Tree Protection Plans dated October 2012, as contained within the Environmental Statement Section 3b Technical Appendices and Drawings, unless otherwise agreed).

- A scheme indicating details of those particular sections of hedgerow and those trees to be removed;
- A written planting schedule;
- Timing of planting, and
- A Landscaping Maintenance scheme

The new replacement landscape works shall be carried out in accordance with the agreed scheme. Such details should accord with those outlined by the generic arboricultural method statement – (hedgerow removal for 20m wide working width), and the applicants Landscape Visual Impact Assessment strategy, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect and enhance the appearance and character of the locality and its biodiversity.

Policy G2 C12 C18

13. Prior to works commencing on the each particular site, surface water drainage schemes for each water storage, pumping station and water treatment site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The submitted details shall clarify the intended future ownership and maintenance provision for all drainage works serving the sites.

These attenuation schemes shall provide the water storage volumes set out in Table 1 of the Flood Risk Assessment by Atkins dated November 2012, unless otherwise agreed in writing by the Local Planning Authority (having regard to infiltration capacity of the drainage system). Works shall not commence until surface water drainage and attenuation schemes have been approved by the Local Planning Authority for the pumping stations they relate to, and the schemes shall subsequently be implemented in accordance with the approved details.

Reason: To minimise surface water flooding.

14. Prior to each of the contractors' temporary compounds/pipe stores in Wiltshire listed in Table 11.9 of Volume 2 of the Environmental Statement commencing, details of the works to create each compound, including any access to and visibility splays for the compounds/pipe stores shall be submitted to and approved by the Local Planning Authority. The compounds/pipe stores shall then be constructed in accordance with the approved details, and once the compounds are no longer required in



association with the pipeline works, the land they occupy shall be returned to its former condition in accordance with a reinstatement scheme that shall be agreed in writing by the Local Planning Authority (prior to any reinstatement works being commenced). Any hard surfaced areas shall be permeable to allow rainwater infiltration into the ground.

Reason: In the interests of highway safety and visual amenity  
Policy G2

15. Notwithstanding the information provided, details of the embanked side slopes of the storage tanks at Littledown, Summerslade and Camp Hill shall be submitted to and agreed with the Planning Authority prior to commencement of works at these facilities.

Reason: To fulfil the recommendations of the LVIA for landscape mitigation.

Policy G2 C4 & C5

16. Before work commences within the proximity of a watercourse, an Environmental Management Plan shall be submitted and agreed with the Local Planning Authority, providing details of:
- i) any mitigation for marginal and wetland fauna,
  - ii) measures for the prevention of the spread of invasive species,
  - iii) reinstatement of the banks and any aftercare
  - iv) the works are to be carried out in accordance with the Technical Note from Atkins dated 7<sup>th</sup> February 2013.

The works shall be carried out in accordance with the agreed details

Reason: In the interests of the protection of flora and fauna during construction, and prevent the spread of Signal Crayfish, and to ensure Water Voles are protected during construction.

Policy G2 C12 C18

17. No development shall take place in relation to each section of pipeline or each surface facility until an Environmental Management Plan (EMP) has been submitted to and approved in writing by the local planning authority. This shall deal with the treatment of any environmentally sensitive areas and protected species, their aftercare and maintenance, including a plan detailing the works to be carried out showing how the environment will be protected during the works.

The EMP should also include details of the provision of bird and bat boxes, the provision of barn owl nesting boxes on suitable buildings / trees, and the creation of BAP habitats (eg species rich grassland, broadleaved woodland, native hedgerows and ponds).

Proposals for ecological mitigation shall be in accordance with commitments contained in the ES and delivered in accordance with the agreed Environmental Management Plan (EMP). The EMP will make provision for the updating of survey information prior to each section being commenced and the plan updated to reflect any change in presence or location of protected species. The EMP, in relation to any identified pipeline section or surface facility shall be submitted to and agreed by the planning authority prior to commencement of works to that section or surface facility.

REASON: In order to ensure that ecological mitigation is carried out in the correct manner and at the correct times, in order to ensure that protected species and flora are protected and enhanced as part of the works.

Policy G2 C12 C18

18. Prior to commencement of works at the Monkton Deverill Water Treatment Works site, details of the passing bay along the adjacent lane serving the site (to include visibility splays and any removal of hedgerow or vegetation) together with landscaping details, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the improvements shall be undertaken in accordance with the approved details and remain as such in perpetuity.

Reason: In the interests of highway safety.  
Policy G2

19. Prior to commencement of works at the Camp Hill WTW site, details of the improvements to the junction with the A360 (to include visibility splays and any removal of hedgerow or vegetation) together with landscaping details, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the junction improvements shall be undertaken in accordance with the approved details and remain as such in perpetuity.

Reason: In the interests of highway safety  
Policy G2

20. Prior to commencement of works at the Littledown WTW site, details of the improvements to the junction with the A350 (to include visibility

splays and any removal of hedgerow or vegetation) together with landscaping details, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the junction improvements shall be undertaken in accordance with the approved details and remain as such in perpetuity.

Reason: In the interests of highway safety

Policy G2

21. Prior to each section of pipeline being commenced, a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. Any such CEMP shall cover the following issues as a minimum:

- Hours of working and operation along the route, with particular regard to works with 100metres of any dwellinghouse
- Dust/Noise/Fumes/Vibration mitigation measures
- Lighting, including how the impact on adjacent receptors will be reduced
- The use and operation of the Rights of Way, including details of liaison with the Council's Rights of Way department, Passenger Transport Section and the relevant Parish Council and local community
- Transport/lorry routes including details of liaison with the Council's Rights of Way and Highways department and the relevant Parish Council and local community
- Phasing of pipeline works across the Wiltshire area so that works do not occur all at one time
- Impact on private water supplies
- Surface water attenuation measures to comply with Environment Agency advice

REASON: In order to ensure that the detailed impacts of the works are mitigated in a manner which addresses local concerns and those of the relevant authorities.

Policy G2 – protection of amenities

22. Prior to works commencing at each of the storage tank and pumping station sites, details and samples of the materials to be used for the buildings/structures, hard surfaces, and boundaries shall be 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 impact on the landscape character

Policy G2

**Informatives:**

**Codford** - Notwithstanding the details hereby agreed, as part of any future reserved matters application in relation to the enlarged Codford treatment site, the LPA will expect the submitted details to address the concerns of the LPA which considers the appearance of the bunded reservoir to be oppressive and uncomfortable, it is too high in relation to the surrounding landscape and dominates the proposed pumping station. As discussed, consideration should be given to both lowering the height of the balance tank and to review the configuration of the process plant to see if this can be consolidated which will provide the opportunity to 'harden' the structures and reduce the security requirement at the perimeter.

**Monkton Deverill** - Notwithstanding the details hereby agreed, as part of any future reserved matters application in relation to the enlarged Monkton Deverill treatment site, the LPA will expect the submitted details to address the concerns of the AONB, the Parish Council and other third parties regards the use of regressive materials, and the visibility of the works in the landscape. Consideration should be given to adjusting the orientation and design of the building, including the telemetry mast, and landscaping and boundary fencing. This is notwithstanding the issues raised regards noise attenuation.

**Routes of traffic** – The applicant will be aware that some concern has been expressed regards the routing of construction traffic through narrow rural road systems and the possible use of rights of way by vehicles. The LPA will expect the applicant to have discussed and agreed any such matters with the relevant highway authorities and with any affect third parties, including local Parish Councils prior to any works commencing on site. The applicant will be aware that some concerns have been expressed in this regard in relation to the Monkton Deverill, Wylde, East West Knoyle and Steeple Langford areas.

**TRO requirement** – The applicant will do doubt be aware of the need to separately discuss and agreed any temporary Diversions or other highway works which affect rights of way with the Highways Department of this Council, and the separate requirements of the Traffic Regulations Order system.

**Environment Agency**

- i) If, during development, contamination not previously identified is found to be present at the site then no further development (unless

otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

- ii) Any facilities for the storage of oils, fuels and chemicals shall be provided with secondary containment that is impermeable to the substance being stored and water. In this regard, details of bunding for any oil, fuel or chemical storage facility shall be submitted to and approved by the Local Planning Authority prior to their construction and the use of the storage facility. The minimum volume of the secondary containment shall be at least equivalent to the tank capacity plus 10%. If there is more than one tank in the secondary containment, the capacity of the containment shall be at least the capacity of the largest tank plus 10%, or 25% of the total tank capacity, whichever is greatest. All fill points, vents gauges and sight gauge must be located in the secondary containment. The secondary containment shall have no opening used to drain the system. Associated above ground pipe work should be protected from accidental damage. Below ground pipe work should have no mechanical joints, except at inspection hatches and either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards into the bund.
- iii) Surface water attenuation features should not be located within areas at risk of fluvial, surface water, ground water or other source of flooding. Schemes should be designed in accordance with best practice guidelines set out in PPS25 Practice Guide (which is still current and supports the NPPF) paras 5.47 - 5.54.

There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.

The Environment Agency (EA) takes no responsibility for incorrect data or interpretation made by the Flood Risk Assessment (FRA) authors. The EA response does not constitute approval of the FRA or supporting calculations nor do they constitute EA consent or approval that may be required under any other statutory provision, byelaw, order or regulation. The responsibility for the FRA and proposal details and calculations remains with the developer or his agents. Flood risk cannot be eliminated and is expected to increase over time

as a result of climate change and our response does not absolve the developer of his responsibility to ensure a safe development.

- iv) Prior written Flood Defence Consent from the Environment Agency will be required for all works (permanent and temporary) in, under, over or within 8m of the Main Rivers that will be affected by this scheme. The need for this consent is over and above the need for planning approval. Applicants should contact Daniel Griffin (Tel: 01258 483421) for more advice.
- v) The prior written Land Drainage Consent of the Lead Local Flood Authority (Wiltshire Council ) will be required for works that could affect the flow of an ordinary watercourse. Applicants should contact Danny Everett of Wilts CC (Tel: 01249 445554) for more advice.
- vi) Site Waste Management Plan - In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that a SWMP should contain depends on the estimated build cost, excluding VAT. The duty of care for waste must also be complied with. Because all waste movements need to be recorded in one document, having a SWMP will help to ensure compliance with the duty of care. Further information can be found at <http://www.netregs.co.uk>

(Duration of meeting: 10.30 - 11.40 am)

The Officer who has produced these minutes is Stuart Figini, of Democratic & Members' Services, direct line 01225 718376, e-mail [stuart.figini@wiltshire.gov.uk](mailto:stuart.figini@wiltshire.gov.uk)

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