

Strategic Planning Committee

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 10 JULY 2024 AT COUNCIL CHAMBER - COUNTY HALL, BYTHESEA ROAD, TROWBRIDGE, BA14 8JN.

Present:

Cllr Howard Greenman (Chairman), Cllr Christopher Newbury (Vice-Chairman), Cllr Adrian Foster, Cllr Carole King, Cllr Pip Ridout, Cllr Jonathon Seed, Cllr James Sheppard, Cllr Elizabeth Threlfall, Cllr Robert Yuill and Cllr George Jeans (Substitute)

Also Present:

Cllr Bridget Wayman

41 **Apologies**

Apologies were received from:

- Cllr Ernie Clark who was being substituted by Cllr George Jeans, and
- Cllr Sarah Gibson.

42 **Minutes of the Previous Meeting**

The minutes of the meeting held on 4 June 2024 were presented for consideration, and it was,

Resolved:

To approve and sign the minutes of the meeting held on 4 June 2024 as a true and correct record.

43 **Declarations of Interest**

Regarding agenda item 7, PL/2022/08186 - The Stables, Mapperton Hill, Mere, Warminster, Wilts, BA12 6LH, Cllr George Jeans declared for transparencies sake that his cousin had once owned the land the site was on, this had been over 10 years ago, and he had no connection to the land now.

Cllr Jeans also declared an Other Registerable Interest for the same application as he was a member of Mere Town Council. When the application was considered by Mere Town Council, Cllr Jeans had not taken part in the debate or vote. Cllr Jeans confirmed that he had an open mind on the matter.

Neither of these declarations precluded Cllr Jeans from taking part in the debate and vote on the application.

44 **Chairman's Announcements**

There were no Chairman's announcements.

45 **Public Participation**

The procedure for public participation was noted.

46 **Planning Appeals and Updates**

The Chairman highlighted the appeals report in the agenda.

47 **PL/2022/08186 - The Stables, Mapperton Hill, Mere, Warminster, Wilts, BA12 6LH**

Public Participation

Quentin Skinner spoke in objection to the application.

Dr Simon Ruston spoke in support of the application.

Cllr John Jordan, Chairman of Mere Town Council spoke in objection to the application.

Lynda King, Senior Planning Officer, introduced a report which recommended that the application for an extension to an existing Gypsy and Traveller site with 10 additional pitches, each pitch to consist of 1 Mobile Home, 1 Touring caravan and parking be approved, subject to conditions.

The officer drew attention to an addendum to the report, from the Spatial Planning Team, which was published in agenda supplement 1 and stated that any pitches granted at the meeting would be counted towards supply. Furthermore, the pitch requirement for 2024 – 29 had been updated to 81.

Key details were stated to include the principle of development, impact on Highways and the impact on character, appearance and visual amenity of the locality.

The officer highlighted that there was already 1 pitch on site, so if granted the proposal would increase that to 11 pitches. The proposal included no permanent structures, so the pitches would not have day rooms, as this was the preference of the applicant. The existing access to the site would be utilised. The proposal also included installation of a sewage treatment plant and surface water treatment. Mere was the local service centre for the site.

The officer ran through the report and also showed the slides for the application to the Committee (these were also published in agenda supplement 1).

The relevant core policies were highlighted, in particular core policy 47, meeting the needs of gypsies and travellers. This policy had criteria against which gypsy and traveller pitches should be compared and these were explained in detail

both at the meeting in the report. The officer felt that the application met the criteria.

It was noted that guidance in the National Planning Policy Framework (NPPF) on the planning definition of gypsies and travellers had been updated to *'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.'* Only people which met these criteria would be able to live on the site.

There had been significant local opposition to the application. However, there had been no objections (some subject to conditions) from the Arboriculturist, Archaeology, Ecology, Drainage, Highways or Public Protection. Therefore, the application was recommended for approval.

Members of the committee then had the opportunity to ask technical questions of the officer. Details were sought on the legal weight of the emerging Gypsy and Traveller Development Plan and the assessment. It was clarified that the Gypsy and Traveller Development Plan carried very limited weight at present, as the plan had yet to be approved. However, the Gypsy and Traveller Accommodation Assessment had been carried out by independent assessors and the need of 81 pitches was correct. The assessment was being used to inform the Gypsy and Traveller Development Plan.

Members also queried the sustainability of the site; the safety of the road; the lack of day rooms; refuse collections; whether services in the area could cope; parking spaces; the boundary of the site; who controlled who would live at the site and whether they met the planning definition of Gypsies and Travellers.

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

The neighbouring unitary division member, Cllr Bridget Wayman (Nadder Valley) then spoke in relation to the application. Cllr Wayman raised concerns about the speed of traffic on the road and the fact that there was a hill quite close to the entrance, meaning traffic cresting the hill would have limited time to react if there were traffic at the site (for example refuse lorries). Cllr Wayman requested that a traffic survey be undertaken prior to the Committee making their decision.

The unitary division member, Cllr George Jeans (Mere) then spoke to the application. Cllr Jeans highlighted that Mere Town Council had objected to the application and had stated that flooding was an issue at the site. Cllr Jeans also raised concerns regarding the road; (the fact that it had no pavement and was a fast road); the density of the site; whether the site could be properly serviced and the number of parking spaces. In relation to the boundary to the site, Cllr Jeans hoped that hedgerows planted at the boundary would not be deciduous,

to help with screening the site year round. Cllr Jeans stated that he did not feel the application met all the criteria at Core Policy 47.

Cllr George Jeans proposed that the application be deferred so that a highways assessment / traffic survey could be undertaken. This was seconded by Cllr Christopher Newbury.

Members debated the proposal to defer the application. Some Members felt there was a discrepancy between what Highways Officers stated and local knowledge regarding the speed people traversed the road. The officer read out the Highways Officer comments (at pages 40 and 41 of the agenda) and stated that the Highways Officer had carried out a thorough assessment and had visited the site.

During further discussion some Members stated that they did not want to defer the application and that a decision should be made. Member then voted on the proposal to defer the application to get a highways assessment / traffic survey. Following a vote the motion was lost.

Cllr Adrian Foster then proposed that the application be approved with conditions as per the officer recommendation. This was seconded by Cllr James Sheppard.

Members then debated this proposal, and various issues were discussed, such as that they could not refuse on Highways grounds. Concerns were raised regarding the location of the bus stop. Which was some way from the site, down a fast road, with no pavement. Some Members felt that this would make it difficult for any children on site to get to school, and that transport costs for that may then fall to the council. Some suggested that if the application as approved a condition be added that any costs resulting from providing school transport be covered by the applicant. Concerns were also raised regarding the density of the site. Further concerns were raised regarding the access, and the brick wall which had been built at the entrance, which it was felt may block visibility. Also discussed was what would happen with refuse collections as there was no bin store on site and bins along the road would be unsightly and could cause visibility / safety issues.

Sarah Hickey, a Wiltshire Council solicitor, stated that the schooling aspect was not a material consideration as the law stated that you could not use this reason as a refusal for planning application.

During debate amendments to the proposal were discussed including adding a condition that the wall at the entrance be taken down and that no non-deciduous planting be used for the boundary hedging. Another amendment was to add a condition for a bin store on the site. Furthermore, an amendment to add a condition that commercial vehicles, such as construction traffic, did not remain on site. All of these amendments were accepted as friendly amendments to the proposal by Cllr Foster and Cllr Sheppard. Following this the amended motion was put to the vote and it was:

Resolved:

That planning permission be granted, 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:**

Location Plan, Drawing no. MD22-SLP Rev A, received on 17th November 2022

Site Layout Plan and Drainage layout, Drawing no. 0500 Rev P3 received on 10th April 2024

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

- 3) 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 :-**

- a detailed planting specification showing all plant species, which shall not include non-native species or conifers, supply and planting sizes and planting densities;**
- all hard and soft surfacing materials**
- car parking layout and the removal of the brick pillars, walling and gates serving the existing access.**

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.

- 4) 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.

- 5) No development shall commence on site until a scheme for the discharge of surface water from the site/phase, including sustainable drainage systems and all third party approvals, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

REASON: To comply with Core Policy 67: Flood Risk within the Wiltshire Core Strategy (adopted January 2015) and to ensure that the development can be adequately drained without increasing flood risk to others.

- 6) No development shall commence on site until a scheme for the discharge of foul water from the site/phase, including all third party approvals, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

REASON: to ensure that the development can be adequately drained without increasing flood risk to others.

- 7) No new external lighting shall be installed on site until plans showing 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 Professionals in their publication "Guidance Note 01/21 The Reduction of Obtrusive Light" (ILP, 2021)", 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.

- 8) No development shall commence within the area indicated by the red line boundary on Site Location Plan MD22-SLP Revision A 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 in writing by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: In order to record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible in accordance with Paragraph 205 of the NPPF.

9) 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 buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, or the subsequently approved landscaping and means of enclosure plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

10) The site shall not be occupied by any persons other than gypsies and travellers, defined as persons of a nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

REASON: Planning permission has only been granted on the basis of a demonstrated unmet need for accommodation for gypsies and travellers and it is therefore necessary to keep the site available to meet that need.

11) No more than 20 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended, of which no more than 10 shall be static caravans, shall be stationed on the site at any time in accordance with the Proposed Site Layout Plan, received on 10 April 2024.

REASON: In the interests of the appearance of the site and the amenities of the area, and to limit the number of caravans on the site in this countryside location where planning permission would not normally be granted.

12) No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site, and no commercial activity or use, including the storage of

materials and waste, shall be carried out on the site. This condition is effective on the substantial completion of the development hereby approved to ensure that no commercial vehicles used in connection with the construction of the site remain in situ once the scheme is complete.

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

- 13) Prior to first occupation of any dwelling pitch hereby permitted the access shall be provided with visibility with nothing to exceed the height of 600mm above carriageway level between the carriageway edge, and a line drawn from a point 2.4 metres back along the centre line of the access from the carriageway edge, to points on the nearside carriageway edge 160 metres to the south and 105 metres to the north. The visibility so provided shall thereafter be maintained.

REASON: In the interests of highway safety.

- 14) Prior to first occupation of any dwelling pitch hereby permitted the access hereby permitted shall be surfaced over the first 6 metres from the carriageway edge in a well-bound consolidated material (not loose stone or gravel).

REASON: In the interests of highway safety.

- 15) Any gates erected on the access shall be erected at least 6 metres from the carriageway edge and made to open inwards (away from the carriageway) only.

REASON: In the interests of highway safety.

- 16) Prior to the first occupation of any dwelling pitch hereby permitted, a plan showing the location of bin storage facilities adequate to accommodate the number of bins provided to the individual pitches shall be submitted to, and approved in writing by, the Local Planning Authority. The bin storage area shall thereafter be laid out in accordance with the approved plans and maintained for the life of the development.

REASON: to ensure that sufficient waste storage facilities can be provided on site in a location where the bins can be safely collected to prevent highway danger.

Informative Notes

- 1) 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 including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. 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.

- 2) Consultation with the Environment Agency is likely to be required in relation the purposed package treatment plant.

Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows

Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).

The applicant should note that LDC will be required for both the surface water and sewage treatment outlet discharges. For the sewage treatment outlet LDC, the applicant will need to include evidence that the General Binding Rules have been met.

- 3) In relation to Condition 8 above, the watching brief should comprise the archaeological monitoring and recording of any ground works that have the potential to impact on buried archaeological remains. The programme of archaeological work will conclude with the preparation of a report on the results of the exercise.

48 **PL/2023/03024 - East Farm, Codford St Mary , Wiltshire , BA12 0LN**

Public Participation

Phillippa Gatehouse spoke in support of the application.

Josh Stratton spoke in support of the application.

David Cox, Senior Planning Officer, introduced a report which recommended that the application for the installation of a solar photovoltaic scheme together with landscaping and associated infrastructure be approved with conditions.

One of the key planning issues was the principle of development, in particular:

- i. Renewable Energy;
- ii. Whether the proposal would result in the loss of best and most versatile agricultural land;
- iii. Cumulative Impact of Solar Farms in Wiltshire.

The officer described the site and the application. The site had already had phases of solar panels built upon it, and with this application, which would generate 18MW, it would take the energy production up to 48.8 MW overall. The site was located on Salisbury Plain between Codford St Mary and Chitterne. The application site was approximately 22 hectares, however there was an access track and cable route which extended for about 3km towards Codford.

The applicant had undertaken a survey and provided an Environmental Statement which gave details regarding the land. Approximately 3.4 hectares (approx. 15%) was classified as grade 3a (good quality agricultural land) with the rest being grade 3b (moderate quality agricultural land) and grade 4 (poor quality agricultural land). So, the majority of the land was not classified as the best and most versatile.

Tree cover would be extended on the boundaries of the site to help screen it from view. There were very few solar schemes in the South of Wiltshire and therefore the cumulative impact was considered to be acceptable.

Members of the committee then had the opportunity to ask technical questions of the officer. Details were sought on the lack of responses to the consultation other than from statutory consultees and how the locals and neighbours were notified. Further questions were asked in relation to whether this was a valued landscape and whether saved policy C3 from the West Wiltshire District Plan, had any weight. Clarity was also sought on the level of harm caused by the application and the various policies that applied to this application. Members queried how many solar panels would provide the 18MW, and it was stated that there would be 72,000 solar panels.

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

The unitary division member, Cllr Christopher Newbury (Wylve Valley), then spoke to the application. Cllr Newbury felt that the planners and the applicant had tried to undertake local consultation, however requested that in future the planning team should put site notices closer to the site. Cllr Newbury stated that in his opinion this was not the worst solar farm application he had seen when compared to some others in Wiltshire as it was not close to people's houses. It was however a large solar farm and he had concerns regarding how the officers

had interpreted the policies. Cllr Newbury noted that the national landscapes officer had objected to the application. Cllr Newbury considered that the Wiltshire Core Strategy did not have a 'social benefit' policy in relation to renewable energy, but the planning officer stated it was part of the NPPF considerations. Cllr Newbury stated that he was not going to propose a refusal motion but may vote against the application as a matter of principal.

Cllr Pip Ridout, seconded by Cllr Adrain Foster proposed a motion that the application be approved, with conditions, as per the officer recommendation.

A debate followed where Members discussed the need for farms to diversify and future proof their incomes. Members also highlighted that this would help to address climate change, and that most of the solar farms in Wiltshire were in the North of the county. Members were generally supportive of the application. Following the debate the motion was put to the vote and it was,

Resolved

That full planning permission be granted subject to the conditions set out below:

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 details:**

Environmental Statement - Non-Technical Summary

Environmental Statement - Chapters 1-5

Environmental Statement - Chapter 6 Landscape and Visual Impact Assessment

Environmental Statement - Chapter 7 Historic Environment

Environmental Statement - Chapter 8 Agricultural Land

Environmental Statement - Chapter 9 Conclusions

Environmental Statement - Appendix 1.1 Scoping Report

Environmental Statement - Appendix 1.2 Scoping Opinion

Environmental Statement - Appendix 2.1 Construction and Environmental Management Plan (CEMP)

Environmental Statement - Appendix 2.2 Landscape and Ecological Management Plan (LEMP)

Environmental Statement - Appendix 7.1 Historic Environment Assessment

Environmental Statement - Appendix 7.2 Cable Route (Scoping Report)

Environmental Statement - Appendix 7.2 Archaeology Trial Trenching
Environmental Statement - Appendix 8.1 Agricultural land Classification Report
Environmental Statement - Photo sheets 1-19 Viewpoint Photography
Design and Access Statement
Habitat Regulations Assessment (Stone Curlew), Date: 10/05/2023 by Daniel Ahern Ecology
Habitat Regulations Assessment (River Avon) Date: 10/04/2023 by Daniel Ahern Ecology
Transport Statement
Ecological Impact Assessment Phase 4 - Codford Solar Farm, Date: May 2023 by Daniel Ahern Ecology
Preliminary Ecological Appraisal of Land South of Chitterne – Cable Route, Date: November 2022 by Daniel Ahern Ecology
Preliminary Ecological Appraisal Version 1.0 – dated September 2021- Daniel Ahern Ecology
Bio-diversity Metric Calculations Tool 131223 (1) 4367 & (2) 4367
Flood Risk Assessment and Drainage Strategy
Site Location Plan (AEM018-SP-01_rev04); PV panel Cross Section (AEM018-SD-01_rev05);
Typical PV Panel Cross Section (AEM018-SD-02_rev01); Container Elevations (Battery Transformer and Customer Switchgear (AEM018-SD-03_rev03); Internal Access Track (AEM018-SD-04_rev01); Cable Route Plan (STR_20.22_PV4 Rev 2); and Deer Fence Detail (252 – 3) -all received 10 May 2023

Site Layout Plan (AEM018-PL-01_rev09); Proposed Battery Section Drawing (AEM018-EL-01_rev04) – received 17 May 2023

Solar Panel Manufacturer Details – Deep blue 3.0 – received 19 May 2023

Baseline Map (crop plan); Addendum to CEMP app B (J M Stratton and Co); Addendum to LEMP and ES Statement Addendum to LEMP (Landscape Proposal Plan (Fig 6.3); Framework CEMP (by Chapman Lily Planning Ltd (dated 28 April 2024); CEMP addendum App A (RSPB email); and Addendum to LEMP App 1 Figure 6.3 Mitigation rev C – all received 5 April 2024

Addendum to Environmental Statement and Design and Access Statement – Dated and received 9 April – removing ‘credit scheme’ references from the documents.

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

3. No development shall commence on site until an updated Landscape and Ecology Management Plan (LEMP) has been

submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

4. No development shall commence on site until an Archaeological Management Plan (AMP) has been submitted to and approved by the Local Planning Authority. The AMP is to set out how archaeological Site 49 (as delimited in Chapter 7: 'Historic Environment' of the document entitled 'Codford Solar Farm – Phase 4 – Environmental Statement' that was attached to the application) is to be protected from physical impacts during the developmental and operational phases of the proposals.

REASON: To enable the protection of any matters of archaeological interest.

5. No development shall commence on site 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: To enable the recording of any matters of archaeological interest.

NOTE: The AMP and the SMS excavation and any archaeological monitoring are to be prepared and carried out by qualified archaeologists following the standards and guidelines of the Chartered Institute for Archaeologists (CIfA).

6. No development 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 construction works; and
- measures for the protection of the natural environment.
- hours of construction, including deliveries; and a
- Pre-condition Survey: A photographic pre-condition (and post condition) highway survey;

shall be submitted to, and approved in writing by, the Local Planning Authority.

The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved Statement without the prior written approval of the Local Planning Authority.

REASON: 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.

NOTE: The applicant should be informed that the Highway Authority will pursue rectification of any defects identified by the highway condition survey which can be attributed to the site construction traffic under the provision of S59 of the Highways Act.

7. The development shall be carried out in strict accordance with the following documents:

- Construction Environment Management Plan Including CTMP, Land south-east of Chitterne Dairy, Date: 28.04.24 by Chapman Lily Planning Ltd
- Letter: Re: response to RSPB comments on Planning Application ref: PL/2023/03024, by J M Stratton & Co. Planning portal file name: "CEMP addendum App.B"

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

8. A CEMP compliance report shall be submitted the Local Planning Authority no later than the earliest of the following; three months after the completion of the development, or, the scheme becoming operational. The compliance report is to be completed by a suitably qualified ecologist/ECoW and to include photographic evidence.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

9. In the event that the development ceases to be operational, then all associated development on, under or above the application site shall be removed from the site and the land returned to its former condition in accordance with a Decommissioning Plan to be first submitted to and approved in writing by the Local Planning Authority prior to the commencement of decommissioning, and within six months of the cessation of the use of the site.

REASON: In the interests of amenity of the Special Landscape Area and the circumstances of the use.

10. Prior to the development hereby approved being decommissioned, the applicant shall submit an ecological assessment and mitigation report for approval by the Local Planning Authority. The site shall then be decommissioned in accordance with the approved details.

REASON: To ensure that protected species are not harmed through the removal of the equipment having regard to guidance contained in the NPPF.

11. No external light fixture or fitting shall be installed within the application site unless details of any existing and proposed new lighting has been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of conserving biodiversity.

12. Notwithstanding the details hereby approved, the finished colour for all cabins, substation containers, fencing and any other structure that forms a part of this development shall be finished in a dark green (RAL 6007) and shall be maintained as such thereafter.

REASON: In the interests of preserving the character and appearance of the area.

13. All landscape planting shall be undertaken in accordance with the Landscape Proposals – Mitigation plan (Figure 6.3) on page 43 of Chapter 6 of the Environmental Statement – Landscape and Visual Impact Assessment and maintained as such thereafter.

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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 and to ensure that the site is satisfactorily landscaped in order to support protected species and their habitats.

13. All deliveries of solar panels and any other associated construction materials of the development hereby approved shall be confined to between the hours of:

0730 to 1800 Mondays to Fridays; and at no times on weekends or bank holidays

REASON: In the interests of neighbouring amenity.

INFORMATIVE:

1. The applicants are respectfully advised that the proposed soft landscaping (the native woodland belt and native mixed field hedge) must be maintained as to not interfere or obstruct CHIT13 or CHIT14.

49 **Urgent Items**

There were no urgent items.

(Duration of meeting: 10.30 am - 1.40 pm)

The Officer who has produced these minutes is Tara Hunt of Democratic Services,
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