

## STRATEGIC PLANNING COMMITTEE

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### MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 16 NOVEMBER 2011 AT COUNCIL CHAMBER, BRADLEY ROAD, TROWBRIDGE.

#### Present:

Cllr Mark Connolly, Cllr Christine Crisp (Vice Chairman), Cllr Andrew Davis (Chairman), Cllr Bill Douglas (Substitute), Cllr Peter Fuller, Cllr Charles Howard, Cllr Chris Humphries, Cllr Julian Johnson, Cllr John Knight, Cllr Francis Morland, Cllr Stephen Petty, Cllr Anthony Trotman and Cllr Fred Westmoreland

#### Also Present:

Cllr Nina Phillips and Cllr Judy Rooke

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#### 42. Apologies for Absence

An apology for absence was received from Cllr Ian West, (who was substituted by Cllr Bill Douglas).

#### 43. Minutes of the Previous Meeting

##### Resolved:

To confirm and sign as a correct record the minutes of the Committee meeting held on 28 September 2011.

#### 44. Declarations of Interest

Cllr Mark Connolly and Cllr Fred Westmoreland both declared a personal interest in Minute No 47 – Application No S/2011/517/OL – Erskin Barracks, Wilton, Salisbury, SP2 0AG – Demolition of Existing and Erection of 450 Houses and 3 Hectares of Employment Site and Access because they were both employed by the Ministry of Defence but not by the Defence Infrastructure Organisation, the applicant. Each of them stated that they had not participated in any debate on this application and would therefore take part in the debate and vote with an open mind.

Cllr Bill Douglas declared a personal interest in the following:-

Minute No 48 – Application No 11/00134/FUL - Westinghouse Recreation Ground, Park Avenue, Chippenham, Wiltshire - Redevelopment of Westinghouse Recreation Ground to Provide 76 Dwellings, Associated Landscaping and Creation of New Vehicular Access following the Demolition of Dwellings 33 and 35 Park Avenue

Minute No 49 – Application No 11/00420/FUL - Chippenham RFC, Allington Fields, Chippenham, Wiltshire, SN14 0YZ - Erection of Cricket Pavilion, Cricket Nets, Installation of Floodlighting and Extension to Kitchen and Changing Rooms in Existing Building

He stated that he had not participated in any debate on these applications at a Town Council meeting and would therefore take part in the debate and vote with an open mind.

45. **Chairman's Announcements**

The Chairman reported that, at its meeting on 8 November 2011, Council had appointed Cllr John Knight as a member of this Committee in place of Cllr Graham Wright and also Cllr Trevor Carbin as a substitute member.

46. **Public Participation and Councillors' Questions**

Members of the public addressed the Committee as set out in Minute Nos. 47 & 48 below.

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

47. **S/2011/517/OL - Erskin Barracks, Wilton, Salisbury, SP2 0AG - Demolition of existing and erection of 450 houses and 3 hectares of employment site and access**

**The following person spoke in favour of the application:**

Ms Ellen O'Grady, on behalf of the Ministry of Defence

The Committee received a presentation by the Case Officer 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 the signing of a Section 106 Agreement. He also drew attention to the late items.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received a statement from a member of the public as detailed above, expressing her views regarding the planning application.

After discussion,

**Resolved:**

**To grant planning permission for the following reason:-**

**This outline planning application is considered to have (amongst other things) made good overall use of a vacant previously developed site within the defined development boundary of Wilton. The proposal is sustainably located where it will benefit from good public transport links to the town centre where a high level of amenities and local facilities exist. The proposal includes a significant amount of business use that will compensate for job losses in the locality due to the relocation elsewhere of the existing occupiers of the site, whilst creating new job opportunities near to where people will live, in this sustainable location within easy walking distance of the Town centre.**

**The proposal will make adequate provision for affordable housing in line with council policy whilst also providing for a demonstrable wider housing demand in and around the locality.**

**The proposal will also make a significant contribution adding to and improving the local road network and associated infrastructure whilst ensuring the safe integration of other modes of transport other than the private car, including cycling and for pedestrians.**

**Therefore the proposal is considered to be in accordance with the Adopted Salisbury District Local Plan saved policies G1,G2,G9,G13,H22,R2,TR1 and Policies DP3, DP4 of the Adopted Wiltshire Structure Plan and also in accordance with the Core policies,2,3,5,18,25 , including the saved policies listed in Appendix C, of the draft South Wiltshire Core Strategy”.**

**Subject to:-**

**(a) A Section 106 agreement being entered into with respect to the following terms:**

- Pedestrian (Toucan) Crossing**
- Education – 99 Primary Places**
- Education – 52 Secondary places**
- Public Art**
- Public Open Space Provision Comprising:**
  - Equipped Childrens Play Grounds - 0.44 ha**
  - Casual or Informal Play Space – 0.74 ha**
  - Commuted Sum for Future Maintenance**
  - Commuted Sum for Off Site**

- **Transport Contribution Bond - per dwelling**
- **Travel Plan contribution**
- **Ecology / Stone Curlew Contribution**
- **40% Affordable Housing split 135 (75%) Social Rent and 45 (25%) Intermediate (Shared Ownership)**
- **A Bond for the maintenance and upkeep of the surface of the Bridge linking the two parts of the site to be agreed.**
- **All relevant triggers as advised in the officer report and those to finally be agreed.**

**(b) The following conditions:-**

**1.The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

**REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.**

**2. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:**

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

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

**REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.**

**3. The details of the development which are required pursuant to Condition No.2 above shall generally accord with the illustrative site layout plan (drawing no. PA.01 Revision D) and the indicative details contained within the planning statement and the design and access statement that have been submitted in amplification of, but do not form part of, the outline application.**

**REASON: For the avoidance of doubt.**

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

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

**5. No development shall commence until full engineering detailed drawings for the four vehicular access points to The Avenue, generally in accordance with the latest submitted sketch schemes, are submitted and approved in writing by the LPA; and the access points shall be constructed in accordance with the approved details before first occupation of any part of the development which gains access to the particular access point.**

**Reason: to ensure that the development is served by a safe and adequate road, footpath and cycle network in the interests of highway safety.**

**POLICY: G2 (General Criteria for Development).**

**6. No development shall commence until details of 4 bus stops along The Avenue, including two stops which consist of half width lay-bys located close to the existing Park and Ride roundabout on The Avenue, have been submitted and approved by the LPA; and the bus stops shall be provided in accordance with the approved details before the first occupation of the development.**

**Reason: to ensure that the development is served by a safe and adequate road, footpath and cycle network in the interests of highway safety.**

**POLICY: G2 (General Criteria for Development).**

**7.No development shall commence until a detailed scheme for the widening of the existing footway on the east side of The Avenue, to provide a width of 3 metres (accept at the existing road bridge over the rail line) for pedestrian and cycle use including a signing scheme and additional crossing points along The Avenue, has been submitted and approved in writing by the LPA; and the scheme shall be constructed in accordance with the approved design before the first occupation of the development or to an agreed programme.**

**Reason: to ensure that the development is served by a safe and adequate road, footpath and cycle network in the interests of highway safety.**

**POLICY: G2 (General Criteria for Development).**

**Informative:** Conditions 5-7 above will require the developer to enter into appropriate Agreement(s) with the Local Highway Authority to ensure the works, which will be largely be within the existing public highway can be completed to the full satisfaction and eventual maintenance responsibility of the LHA.

**8.** No development shall commence until full detailed engineering drawings for the internal road layout and construction specification have been submitted and approved in writing by the LPA; and the internal road layout where it serves housing development shall be constructed in accordance with the approved details within one year of completion of the housing scheme.

**Reasons:** to ensure that the development is served by a safe and adequate road, footpath and cycle network in the interests of highway safety.

**POLICY:** G2 (General Criteria for Development).

**9.** The internal road layout shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footway and carriageway to at least binder course level between the dwelling and the existing public highway.

**Reasons:** to ensure that the development is served by a safe and adequate road, footpath and cycle network in the interests of highway safety.

**10.** No development shall commence until a scheme for the amelioration of the effects of road and rail traffic noise on the future occupants of the proposed development shall have been submitted to and approved in writing by the LPA. Such scheme as approved shall be implemented in its entirety to the satisfaction of the LPA prior to the habitation of any part of the development.

**Reason:** In the interest of the protection of the public from the affects of noise

**POLICY:** G2 (General Criteria for Development).

**11.** The number of dwellings permitted to be constructed on this site shall not exceed 450 dwellings.

**REASON:** For the avoidance of doubt.

**POLICY:** G2 (General Criteria for Development).

**12. As part of each reserved matters application, a schedule of materials to be used for the external walls and roofs of all buildings relating to that reserved matters application shall be submitted to, and where so required by the Local Planning Authority samples and/or sample panels of the materials shall be made available and/or constructed on site for inspection, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

**REASON: In the interests of the character and appearance of the development and to ensure that it visually integrates with the surrounding area**

**POLICY: G2 (General Criteria for Development) and D1 (Design Criteria – Extensive Development).**

**13. Prior to the first occupation of each dwelling, the internal access roads within the site, including footpaths and turning spaces, that provides vehicular, cycle and /or pedestrian access to it shall be constructed, properly consolidated and surfaced to at least base course level between the dwelling and the existing adopted highway.**

**REASON: In order to ensure that an adequate means of access is available when the dwellings are occupied in the interests of sustainable development, highway safety and residential amenities.**

**POLICY: G2 (General Criteria for Development).**

**14. All soft landscaping comprised in the approved details for any subsequent reserved matters submission for the landscaping of the site shall be carried out in the first planting and seeding season following the commencement of development of the dwellings relating to that reserved matters submission or in accordance with a timetable for implementation that shall have been submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development within that reserved matters submission.**

**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 for any subsequent reserved matters submission for the landscaping of the site prior to the occupation of any of the dwellings relating to that reserved matters submission or in accordance with a programme to be agreed in writing with the Local Planning Authority prior**

to the commencement of development within that reserved matters submission.

**REASON:** To ensure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.

**POLICY:** G2 (General Criteria for Development) and D1 (Design Criteria – Extensive Development).

**15.** No development shall take place on any area of land within any subsequent reserved matters approval until such time that details of the required earthworks, that shall include details of the proposed grading and mounding of land areas including the levels and contours to be formed showing the relationship of proposed mounding to the existing surrounding landform, the re-use/disposal of the existing spoil heaps within the site and the location of the storage of excavated materials, relating to that particular area of land have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

**REASON:** To ensure that the proposed earthworks will relate satisfactorily to existing features within the site and its surroundings in the interests of visual amenity.

**POLICY:** G2 (General Criteria for Development) and D1 (Design Criteria – Extensive Development).

**16.** No development shall take place on any area of land within any subsequent reserved matters approval until such time that a lighting scheme for the site to include details of all street lighting, lighting for footpaths, communal parking areas and public areas and including details of the intensity of the lighting and the design of all lighting columns and lanterns relating to that particular area of land has been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of the dwellings within that particular area of land and shall thereafter be retained.

**REASON:** To ensure that the lighting scheme respects the overall design qualities required from the development and to minimise the impact of the lighting scheme upon both the Boscombe Down airfield in the interests of air safety and upon the landscape in the interests of visual amenity.

**POLICY:** G2 (General Criteria for Development) and D1 (Design Criteria – Extensive Development).

**17.** No development shall take place until such time that a scheme for the provision of foul drainage works to serve the development, hereby



approved, has been submitted to, and approved in writing by, the Local Planning Authority. No dwelling shall subsequently be first occupied until all necessary works for the drainage of foul water from that dwelling have been implemented in accordance with the approved scheme and made available for use.

**REASON:** To ensure that the development is provided with a satisfactory means of foul drainage.

**POLICY:** G1 (General Principles of Sustainable Development), G2 (General Criteria for Development) and G5 (Water/Drainage Infrastructure).

18. No development shall take place until such time that a scheme for the discharge and attenuation of surface water from the buildings, roads and other hard surfaced areas, together with details of a maintenance schedule of the surface water drainage scheme, have been submitted to, and approved in writing by, the Local Planning Authority. Such scheme shall include details of the temporary infiltration basin and the pollution prevention measures, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. The surface water drainage scheme shall subsequently be implemented in its entirety in accordance with the approved scheme and made available for use prior to the first occupation of any of the dwellings, hereby approved, and shall thereafter be maintained and retained in accordance with the maintenance schedule in perpetuity.

**REASON:** To ensure that the development is provided with a satisfactory means of surface water drainage, to prevent the increased risk of flooding and to minimise the risk of pollution and to protect the groundwater and the interest features of the River Avon Special Area of Conservation (SAC) and the River Avon System Site of Special Scientific Interest (SSSI).

**POLICY:** G1 (General Principles of Sustainable Development), G2 (General Criteria for Development), C12 (Nature Conservation – Protected Species), PPS9 Biodiversity and Geological Conservation and PPS25 (Development and Flood Risk).

19. No development shall commence on site until a scheme to deal with contamination of the land has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public, buildings and the environment when the site is developed. The site shall be fully decontaminated in accordance with the approved scheme before any part of the development is first brought into use/ occupied [DELETE as appropriate].

**REASON:** In the interests of public health and safety.

**POLICY- G2 (General Criteria for Development).**

**20. If during development, contamination not previously identified, is found to be present at the site no further development shall be carried out until a remediation strategy detailing the nature and extent of the unforeseen contamination, any remedial works to be undertaken to deal with the unsuspected contamination and a timetable for these works has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be approved in writing by the Local Planning Authority prior to the remediation works being carried out on site. The remediation works to deal with the unforeseen contamination shall thereafter be implemented in accordance with the approved details and timetable of works.**

**On completion of the works, a validation report detailing the implementation of the agreed remedial works and measures shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of any of the dwellings hereby approved.**

**REASON: In the interests of the protection of Controlled Waters and to protect the interest features of the River Avon Special Area of Conservation (SAC) and the River Avon System Site of Special Scientific Interest (SSSI).**

**POLICY: G8 (Groundwater Source Protection Areas), Policy C12 (Nature Conservation – Protected Species) and PPS9 (Biodiversity and Geological Conservation).**

**21. As part of each reserved matters application, a scheme of water efficiency measures to reduce the water consumption of the dwellings relating to that reserved matters application shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and made available for use prior to the first occupation of the dwellings and shall thereafter be retained.**

**REASON: In the interests of sustainable development and prudent use and conservation of water resources.**

**POLICY: G1 (General Principles of Sustainable Development) and G3 (Water Resources).**

**22. The development, hereby approved, shall be carried out in accordance with the recommendations and mitigation measures detailed within the submitted ecological survey report prepared by Entec and dated April 2011. On completion of the works, no development shall take place until such time that a validation report detailing the mitigation works that have been undertaken at the site that has been prepared by the ecologist that**

has overseen the implementation of the mitigation works has been submitted to, and approved in writing by, the Local Planning Authority.

**REASON:** To ensure adequate protection of protected species in the interests of nature conservation.

**POLICY:** PPS9 Biodiversity and Geological Conservation and Policy C12 (Nature Conservation - Protected Species).

**23.** No deliveries before and during the construction period shall be taken at or dispatched from the site and no construction works shall take place other than between the hours of 7:00am and 6:30pm on Mondays to Fridays, 8:00am and 1:00pm on Saturdays and at no time on Sundays or public holidays. This condition shall not apply to the internal fitting out of the dwellings.

**REASON:** To minimise the disturbance which noise during the construction of the proposed development could otherwise have upon the amenities of the immediate surrounding neighbourhood.

**POLICY:** G2 (General Criteria for Development).

**24.** The recommendations / measures detailed in the approved Flood Risk Assessment (FRA) compiled by Entec and dated April 2011, and the Water Study also compiled by Entec and dated April 2011, shall be carried out in full prior to the first bringing into use of the development.

**REASON:** In the interests of flood prevention.

**POLICY:** Planning Policy Statement 25: Development and Flood Risk.

**25.** No development shall commence on site until a scheme for the provision and management of compensatory habitat creation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be completed in accordance with the approved details, before the development is first brought into use or in accordance with the approved timetable detailed in the approved scheme.

**REASON:** To mitigate against the loss of existing biodiversity and nature habitats.

**POLICY:** Planning Policy Statement 9: Biodiversity and Geological Conservation.

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

- a) the parking of vehicles of site operatives and visitors;

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

has been 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 construction method statement without the prior written permission 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.

**POLICY- G2 (General Criteria for Development).**

27. The first submission of reserved matters shall include the submission of a waste audit identifying the waste generated by the development together with measures to be implemented to reduce, re-use and recycle any waste produced by the development and a scheme for the provision of facilities for the recycling of waste within the development for approval in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and the provision of facilities thereafter retained.

**Reason:**

In the interests of sustainable development.

**POLICY : WCS6 of the Wiltshire and Swindon Waste Core Strategy 2006-2026 and G2 (General Criteria for Development).**

28. No development shall commence until a full marketing strategy has been submitted to and approved in writing by the Local planning

**Authority.** The employment land shown on the approved plans shall be marketed in accordance with the approved marketing strategy and shall be for a period of not less than three years from the date of approval of the final reserved matters, or until 75% of the total housing number has been built and occupied whichever is the latter.

**Reason:** In the interest of the economic viability, marketability and phasing of the site.

**POLICY:** Core Policy 5. Employment Land, Emerging Core Strategy, adopted Wiltshire Structure Plan DP4.

**29.** No development shall commence on site until a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of:

- **Monitoring and reporting on targets using actual traffic generation compared with assumed levels of traffic generation, as the headline indicator**
- **Agreement of approach to the failsafe taking into account variations in traffic flow and previous use of the site**
- **Provision of cycle parking in accordance with the Wiltshire Council draft core strategy and recent review of cycle parking standard**

and shall be implemented in accordance with these agreed details. The results of the agreed details shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

**REASON:** In the interests of road safety and reducing vehicular traffic to the development.

**POLICY-** G1 adopted Salisbury District Local Plan

**30.** Prior to traffic generation exceeding that of the extant use of the site, (threshold to be agreed) a contribution as specified in the accompanying legal agreement will be made, and will be held by Wiltshire Council on behalf of the Highways Agency. This contribution will be used to either implement the mitigation schemes as shown on Figures 3.1 and 3.2 of DL181r Technical Note produced by AMEC or used as partial funding towards a wider improvement scheme on the A36 appropriate to, and in the locality of the development site.

**REASON:** In order that the impact of the development on the strategic road network is mitigated appropriately.

**31. The development hereby approved shall be carried out in complete accordance with the plans and specifications set out in the following list:**

**Planning Statement, received 11/04/11**

**Design and Access Statement April 2011, received 11/04/11**

**Ecology assessment April 2011, received 11/04/11**

**Historic Environment Desk Based Assessment April 2011, received 11/04/11**

**UK Land Forces, Wilton Proposed Redevelopment Travel Plan April 2011, received 11/04/11**

**UK Land Forces, Wilton Proposed Redevelopment Transport Assessment April 2011, received 11/04/11**

**Air Quality Assessment April 2011, received 11/04/11**

**Renewable Energy Scoping Study April 2011, received 11/04/11**

**Noise assessment April 2011, received 11/04/11**

**Flood Risk Assessment April 2011, received 11/04/11**

**Water study April 2011, received 11/04/11**

**REASON: In the interest of clarity as to the approved plans and specifications**

**Policy: G1 adopted Salisbury District Local Plan**

**32. No development shall commence until 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 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.**

**POLICY- CN21 adopted Salisbury District Local Plan**

- 48. 11/00134/FUL - Westinghouse Recreation Ground, Park Avenue, Chippenham, Wiltshire - Redevelopment of Westinghouse Recreation Ground to Provide 76 Dwellings, Associated Landscaping and Creation of New Vehicular Access following the Demolition of Dwellings 33 and 35 Park Avenue**

**The following people spoke against the proposal:**

**Ms Kay Pidgeon, a local resident and representing RADAR (Residents Against Development Affecting Recreational Land)**

Mr Huw Tyson, a local resident  
Mr Matthew Martin, a local resident  
Cllr Andrew Phillips, representing Chippenham Town Council

**The following people spoke in favour of the proposal:**

Mr Michael Orr, CSJ Planning, representing the applicant  
Ms Anna Sabine, representing the applicant and Chippenham Rugby Club  
Mr Philip Meek, representing Westinghouse Cricket Club

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that the planning application be approved, subject to a Section 106 Agreement being entered into and the imposition of conditions. Attention was also drawn to the late observations.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of the public as detailed above, expressing their views regarding the planning application.

Members then heard the views of Cllrs Nina Phillips and Judy Rooke, local members, who both objected to the proposal.

After discussion,

**Resolved:**

**To grant planning permission for the following reason:-**

**The proposed development is considered to be of a density, layout, scale and appearance that is appropriate to the context of its surroundings and without significant impact upon amenities of existing residential occupiers. Subject to the imposition of appropriately worded planning conditions and, critically, a legal agreement that ensures delivers community infrastructure and a compensatory package of replacement sporting facilities that would be lost as a result of redevelopment of the application site, the proposal is considered to comply with the provisions of adopted North Wiltshire Local Plan policies C2, C3, NE11, NE14, NE17, T3, H3, H5, CF2 and CF3 together with national policy guidance contained in PPS3, PPS9, PPS17, PPS23 and PPS25.**

**Subject to:-**

- (a) All parties entering into a legal agreement under Section 106 of The Act in respect of the following issues:**
- **Financial contribution towards the provision of education facilities**

- Provision and maintenance of public open space
- Provision of affordable housing on site
- To ensure mitigation package of replacement sporting facilities proposed under planning application 11/00420/FUL is provided prior to development taking place

**(b) 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. No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied / brought into use.**

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

**3. 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.**

**4 (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).**



**(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.**

**(c) No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.**

**In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) 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: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.**

**5. No dwelling on the development hereby approved shall be occupied until sufficient space for the parking of 153 vehicles together with a vehicular access thereto has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority. The said space shall not be used other than for the parking of vehicles or for the purpose of access.**

**REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.**

**6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.**

**REASON:** In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

**7.** No development shall commence on site until details of the storage of refuse, including details of location, size, means of enclosure and materials, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved refuse storage has been completed and made available for use in accordance with the approved details and it shall be subsequently maintained in accordance with the approved details thereafter.

**REASON:** In the interests of public health and safety.

**8.** No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. 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.

**9.** No development shall commence on site until details of the works for the disposal of sewerage 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:** To ensure that the proposal is provided with a satisfactory means of drainage.

**10.** No development shall commence on site until a scheme to deal with contamination of the land has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public, buildings and the environment when the site is developed. The site shall be fully decontaminated in accordance with the approved scheme before any part of the development is first occupied.

**REASON:** In the interests of public health and safety.

**11.** No development shall commence within the application 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.

12. Prior to the commencement of development full and complete details of the proposed treatment of the existing access to the site shall have been submitted to and approved in writing by the Local Planning Authority. Such details shall include means of enclosure at each end, (which shall specifically include the provision of substantial gates), surfacing of the land and method of ensuring future security of the land so as to prevent the land becoming a focus for noise, disturbance and anti-social behaviour. Development shall be carried out in complete accordance with the details so agreed.

**REASON:** So as to secure a satisfactory treatment of this part of the application site and to prevent an adverse impact upon the amenities of neighbouring residents.

13. Prior to the commencement of development an Ecological mitigation Plan shall have been submitted to and agreed in writing by the Local planning Authority. Such a Plan shall include: (a) the timing and supervision of construction works so as to avoid unnecessary damage to active birds nests; (b) a scheme for lighting across the site (both construction and any permanent lighting) to ensure protection of bat foraging areas and commuting corridors; (c) the provision of bat and bird boxes within the development. Development shall be carried out in complete accordance with the agreed details.

**REASON:** To mitigate against the loss of existing biodiversity and nature habitats.

14. Notwithstanding that demonstrated on submitted plan reference 3341/205 – type E rev.A, the first floor bedroom 1 window in the rear elevation of plot 01 E shall not be created and shall instead be substituted with an alternative window inserted in to the south-east side facing elevation of that property. Development shall be carried out in complete accordance with this planning condition unless otherwise agreed in writing with the Local Planning Authority prior to the commencement of construction of plot 01 E.

**REASON:** In the interests of securing the amenity of existing residents in Park Avenue.

**15. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.**

**Location plan 3341/101 rev.A (date stamped 14<sup>th</sup> January 2011)**  
**Site plan 3341/103 rev.T (date stamped 29<sup>th</sup> July 2011)**  
**Adoption and management 3341/110 (date stamped 29<sup>th</sup> July 2011)**  
**Site survey 3341/102 (date stamped 14<sup>th</sup> January 2011)**  
**Existing trees plan 3341/105 rev.A (date stamped 14<sup>th</sup> January 2011)**  
**Existing buildings to be demolished 3341/106 rev.A (date stamped 14<sup>th</sup> January 2011)**  
**Street elevations sections AA-CC 3341/108 rev.B (date stamped 29<sup>th</sup> July 2011)**  
**Street elevations sections DD-FF 3341/109 rev.B (date stamped 29<sup>th</sup> July 2011)**  
**House type A floor plans and elevations 3341/201 rev.B (date stamped 14<sup>th</sup> January 2011)**  
**House type B floor plans and elevations 3341/202 rev.B (date stamped 14<sup>th</sup> January 2011)**  
**House type C floor plans and elevations 3341/203 rev.A (date stamped 14<sup>th</sup> January 2011)**  
**House type D floor plans and elevations 3341/204 rev.A (date stamped 14<sup>th</sup> January 2011)**  
**House type E floor plans and elevations 3341/205 rev.A (date stamped 14<sup>th</sup> January 2011)**  
**House type F floor plans and elevations 3341/206 rev.A (date stamped 14<sup>th</sup> January 2011)**  
**House type G floor plans and elevations 3341/207 rev.B (date stamped 14<sup>th</sup> January 2011)**  
**House type H floor plans and elevations 3341/208 rev.A (date stamped 14<sup>th</sup> January 2011)**  
**House type J floor plans and elevations 3341/209 rev.A (date stamped 14<sup>th</sup> January 2011)**  
**House type K floor plans and elevations 3341/210 rev.A (date stamped 14<sup>th</sup> January 2011)**  
**House type L floor plans and elevations 3341/211 rev.A (date stamped 14<sup>th</sup> January 2011)**  
**House type M floor plans and elevations 3341/212 rev.A (date stamped 14<sup>th</sup> January 2011)**  
**Apartments block 1 floor plans 3341/301 rev.A (date stamped 14<sup>th</sup> January 2011)**  
**Apartments block 2 floor plans 3341/302 rev.A (date stamped 14<sup>th</sup> January 2011)**  
**Apartments block 3 (affordable) floor plans 3341/303 rev.C (12<sup>th</sup> May 2011)**

**Apartments block 1 elevations 3341/304 rev.A (date stamped 14<sup>th</sup> January 2011)**  
**Apartments block 2 elevations 3341/305 rev.A (date stamped 14<sup>th</sup> January 2011)**  
**Apartments block 3 elevations 3341/306 rev.C (date stamped 12<sup>th</sup> May 2011)**  
**Single garage floor plans and elevations 3341/401 rev.A (date stamped 12<sup>th</sup> May 2011)**  
**Double garage floor plans and elevations 3341/402 (date stamped 14<sup>th</sup> January 2011)**  
**Triple garage floor plans and elevations 3341/403 rev.A 12<sup>th</sup> May 2011)**  
**Cycle store units 33-44 floor plans and elevations 3341/404 rev.A (date stamped 12<sup>th</sup> May 2011)**  
**Cycle store units 15-26 floor plans and elevations 3341/405 rev.A (date stamped 12<sup>th</sup> May 2011)**  
**Sheds floor plans and elevations 3341/406 (date stamped 14<sup>th</sup> January 2011)**  
**Quad garage floor plans and elevations 3341/407 (date stamped 29<sup>th</sup> July 2011)**  
**Single garage – type 02 floor plans and elevations 3341/408 (date stamped 29<sup>th</sup> July 2011)**  
**Double garage – type 02 floor plans and elevations 3341/409 (date stamped 29<sup>th</sup> July 2011)**  
**Landscape principles PHL237-1 rev.C (date stamped 14<sup>th</sup> July 2011)**  
**Drainage Strategy 10051-C001 rev.D (date stamped 30<sup>th</sup> August 2011)**

**Planning Supporting Statement (date stamped 14<sup>th</sup> January 2011)**  
**Design and Access Statement (date stamped 14<sup>th</sup> January 2011)**  
**Design and Access Statement addendum (dated August 2011)**  
**Sustainability Statement (date stamped 14<sup>th</sup> January 2011)**  
**Construction Management Plan (date stamped 14<sup>th</sup> January 2011)**  
**Site Waste management Plan (date stamped 14<sup>th</sup> January 2011)**  
**Flood Risk Assessment (date stamped 14<sup>th</sup> January 2011)**  
**Archaeological Desk-Based Assessment (date stamped 14<sup>th</sup> January 2011)**  
**Transportation Assessment (date stamped 14<sup>th</sup> January 2011)**  
**Statement of Community Engagement (date stamped 14<sup>th</sup> January 2011)**  
**Hydrock Desk Study (date stamped 14<sup>th</sup> January 2011)**  
**Additional letters and information Hydrock/Wessex Water (date stamped 24<sup>th</sup> February 2011)**  
**Ecology and Protected Species Survey (date stamped 14<sup>th</sup> January 2011)**  
**Reptile Survey (date stamped 14<sup>th</sup> June 2011)**  
**Arboricultural Implications Assessment (date stamped 14<sup>th</sup> January 2011)**

**Westinghouse Sports Ground Mitigation Package (date stamped 14<sup>th</sup> January 2011)**

**Supporting Evidence Tennis and Bowls Provision (date stamped 11<sup>th</sup> March 2011)**

**Westinghouse Mitigation Package Appendix 1 (date stamped 14<sup>th</sup> January 2011)**

**Westinghouse Mitigation Package Appendix 2 (date stamped 14<sup>th</sup> January 2011)**

**Westinghouse Mitigation Package Appendix 3 (date stamped 14<sup>th</sup> January 2011)**

**Westinghouse Mitigation Package Appendix 4 (date stamped 14<sup>th</sup> January 2011)**

**REASON: To ensure that the development is implemented as approved.**

**16. Prior to the commencement of development a Construction management Plan shall have been submitted and approved in writing by the Local Planning Authority. Such a Construction Management Plan shall include detailed and specific measures that shall be employed during the construction phase of development so as to keep noise and disturbance to surrounding residents to the absolute minimum. It shall include, but not be limited to, such measures relating to the timing of constructions works, method of access and egress from the site, and procedure for dealing with any legitimate and reasonable complaints raised by residents in respect of noise and disturbance during that construction phase of development. Development shall be carried out in complete accordance with those details so agreed under the terms of this planning condition.**

**REASON: So as to ensure a neighbourly construction phase of development and, by extension, so as to minimise unnecessary noise and disturbance to surrounding residents during that phase.**

49. **11/00420/FUL - Chippenham RFC, Allington Fields, Chippenham, Wiltshire, SN14 0YZ - Erection of Cricket Pavilion, Cricket Nets, Installation of Floodlighting and Extension to Kitchen and Changing Rooms in Existing Building**

On considering a report by the Case Officer,

**Resolved:-**

**To grant planning permission for the following reason:-**

**This proposal for the improvement of existing sporting facilities is considered to accord with Policy CF2 of the adopted North Wiltshire Local Plan 2011 and guidance contained in PPS17, which, in principle, seeks to**

allow the improvement of such existing facilities. The detail of the proposed improvements are considered to be entirely appropriate in the context of this established sports facility and would not have an adverse impact upon the wider landscape or any nearby residential properties and would therefore also comply with the provisions of Policies C3 and NE15 of the adopted North Wiltshire Local Plan 2011.

**Subject to:-**

**(a) All parties entering into a legal agreement under Section 106 of The Act in respect of the following issue:**

- **To ensure mitigation package of replacement sporting facilities proposed are provided prior to the redevelopment taking place of the Westinghouse Sports Club site, if granted planning permission under application 11/00134/FUL.**

**(b) 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. Prior to the commencement of development full and complete details of the proposed appearance and positioning of the floodlight columns shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in complete accordance with the details so agreed.**

**REASON: So as to secure a satisfactory form of development reflective of the existing site and for the avoidance of doubt.**

**3. Unless otherwise agreed in writing with the Local Planning Authority beforehand, any scrub and hedgerow removal shall be carried out outside of the breeding bird season (March – August inclusive). In the event that such vegetation removal is required during the breeding bird season, all relevant areas should first be subject to an inspection by a suitably experienced ecologist, the results of such an inspection shall have been submitted to and agreed in writing with the Local Planning Authority before any removal takes place. IN the event that an active nest is recorded, such removal works shall be suspended until such time as the nest is no longer in use.**

**REASON: So as to ensure the development does not have an adverse impact upon the value of the site as a habitat for breeding birds.**

**4. Prior to the commencement of development full and complete details of the proposed floodlighting shall have been submitted to and approved in writing by the Local Planning Authority. Such details shall include a demonstration of the lighting levels across the site, and full measures to reduce light spill as far as is possible through best practice techniques.**

**REASON: For the avoidance of doubt and so as to ensure the proposed floodlighting does not result in a unnecessary level of light spillage, particularly so as to avoid an adverse impact upon ecology and semi-natural features including ponds, hedgerows and trees both within and surrounding the site.**

**5. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.**

#### **Plans**

**Location plan 3416/001 (date stamped 3<sup>rd</sup> February 2011)**  
**Existing block plan 3416/002 (date stamped 3<sup>rd</sup> February 2011)**  
**Existing site plan 3416/003 (date stamped 3<sup>rd</sup> February 2011)**  
**Existing floor plan 3416/004 (date stamped 3<sup>rd</sup> February 2011)**  
**Existing elevations 3416/005 (date stamped 3<sup>rd</sup> February 2011)**  
**Proposed block plan 3416/010 (date stamped 3<sup>rd</sup> February 2011)**  
**Proposed site plan clubhouse and training pitch 3416/011 (date stamped 3<sup>rd</sup> February 2011)**  
**Proposed site plan – pitches, pavilion and flood lights 3416/012 (date stamped 3<sup>rd</sup> February 2011)**  
**Proposed floor plans 3416/013 (date stamped 3<sup>rd</sup> February 2011)**  
**Proposed elevations 3416/014 (date stamped 3<sup>rd</sup> February 2011)**  
**Proposed floor plans and elevations 3416/015 (date stamped 3<sup>rd</sup> February 2011)**  
**Proposed cricket nets plans and elevations 3416/016 (date stamped 3<sup>rd</sup> February 2011)**

**Planning Supporting Statement (date stamped 3<sup>rd</sup> February 2011)**  
**Design and Access Statement (date stamped 3<sup>rd</sup> February 2011)**  
**Design and Access Statement addendum (dated August 2011)**  
**Flood Risk Assessment (date stamped 25<sup>th</sup> March 2011)**  
**Archaeological Desk-Based Assessment (date stamped 14<sup>th</sup> January 2011)**  
**Phase 1 Ecological Survey (date stamped 3<sup>rd</sup> February 2011)**  
**Reptile Survey (date stamped 14<sup>th</sup> June 2011)**  
**Westinghouse Sports Ground Mitigation Package (date stamped 3<sup>rd</sup> February 2011)**



**Proposed floodlighting details (CB Associates) (date stamped 3<sup>rd</sup> February 2011)**

**REASON: To ensure that the development is implemented as approved.**

50. **Date of Next Meeting**

**Resolved:**

**To note that the next meeting of the Committee was due to be held on Wednesday 7 December 2011 at Bradley Road, Trowbridge.**

51. **Urgent Items**

There were no items of urgent business.

(Duration of meeting: 10.30 am - 1.00 pm)

The Officer who has produced these minutes is Roger Bishton, of Democratic & Members' Services, direct line 01225 713035, e-mail [roger.bishton@wiltshire.gov.uk](mailto:roger.bishton@wiltshire.gov.uk)

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