

STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 15 JULY 2015 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Andrew Davis (Chairman), Cllr Tony Trotman (Vice Chairman), Cllr Glenis Ansell, Cllr Trevor Carbin, Cllr Terry Chivers, Cllr Stewart Dobson, Cllr Charles Howard, Cllr David Jenkins, Cllr Bill Moss, Cllr Christopher Newbury and Cllr Fred Westmoreland

Also Present:

Cllr George Jeans and Cllr Pat Aves

50 **Apologies for Absence**

There were no apologies for absence.

51 **Minutes of the Previous Meeting**

Resolved:

To confirm and sign the minutes of the previous meeting held on 17 June 2015.

52 **Declarations of Interest**

There were no declarations of interest made at the meeting.

53 **Chairman's Announcements**

There were no Chairman's announcements.

54 **Public Participation and Councillors' Questions**

There were no questions received from members of the Council.

Members of the public addressed the Committee as set out in Minute Nos. 55, 56 and 57 below.

55 **14/10556/FUL - Land at west side of B3092, Mapperton Hill, Mere, BA12 6LH - Change of use of land to 1 No. Romani Gypsy pitch & associated works including 1 No. mobile home, 1 No. touring caravan, 1 No. septic tank, stables, hard standing, new access and keeping of horses**

The following people spoke against the proposal:

Mr Quinton Skinner, a local resident
Mr R Branscombe, a local resident
Cllr Brett Norris, Chairman of Mere Town Council

The following person spoke in favour of the proposal:

Dr Simon Ruston, the agent

The Committee received a presentation from the Case Officer which set out the main issues in respect of the application.

The Case Officer reminded the Committee that the application had previously been considered at its meeting on 11 March 2015 with an officer recommendation that approval be granted, subject to conditions.

The Committee resolved to defer determination of the application in order to seek further information from the Drainage Engineer on the practicalities of drainage of the site and to request that copies of the Planning Inspector's decision regarding a similar application at Alderbury be provided.

The application was further considered by the Committee at its meeting held on 13 May 2015, following the submission of additional technical drainage information from the applicant, with an officer recommendation for approval, subject to conditions. During discussion a number of points were raised and it was agreed that they needed clarification. The Committee resolved to defer consideration of the application pending the holding of a site inspection on a date to be agreed and the provision of further information from the applicant as requested.

A site inspection had taken place on Monday 13 May 2015 in which the Case Officer had explained the proposals.

Members of the Committee 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 received the views of Cllr George Jeans, the local Member, in which he explained his objections to the proposal and reasons why he considered that the application should be refused.

After a full and detailed discussion,

Resolved:

To approve the application, 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:**

Drawing number 1464/04 dated November 2014, as deposited with the local planning authority on 28.11.14, and

Drawing number 1464/02A dated November 2014, as deposited with the local planning authority on 28.11.14, and

Drawing number 1464/03A dated November 2014, as deposited with the local planning authority on 28.11.14.

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

- 3 The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of the Department for Communities and Local Government publication "Planning Policy for Traveller Sites" dated March 2012 (or in any publication revoking or re-enacting or amending that publication with or without modification).**

REASON: To restrict the occupation of the site, the residential use of which is only acceptable on the grounds of local and national planning policy specific to persons of gypsy and traveller status.

- 4 No more than one caravan (as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968) shall be stationed on the site at any time and used for residential purposes. In addition no more than 1 other caravan comprising a touring caravan or traditional showman or gypsy wagon shall be accommodated on the site.**

REASON: To control the numbers of caravans on the site, in the interests of amenity and Highway safety.

- 5 No industrial or commercial activities shall take place on the land, including the storage of materials.**

REASON: In the interests of amenity and Highway safety.

- 6 No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centreline of the access, extending to each corner of the site frontage. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 1.0 metre above the level of the adjacent carriageway.**

Reason: In the interests of highway safety.

- 7 The development hereby permitted shall not be first occupied until the first ten metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access area shall not be used for the parking of vehicles or trailers and shall be maintained as such thereafter.**

Reason: In the interests of highway safety.

- 8 The gradient of the access shall not at any point be steeper than 1 in 15 for a distance of ten metres from its junction with the public highway.**

Reason: In the interests of highway safety.

- 9 Any gates to close the access shall be set back a minimum distance of 9 metres from the carriageway edge and made to open inwards (away from the highway) only.**

Reason: In the interests of highway safety.

- 10 The existing vehicular access to the site from the B3092 shall be stopped up in accordance with the approved details within one month of the first use of the approved access. No later than one month after the first occupation of the development, the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.**

REASON: To ensure the site is provided with an acceptable form of access, in the interests of highway safety.

11 No development shall commence on site until a scheme for the discharge of foul water from the site including the following items:

- Calculations for sizing of septic tank suitable for at least 8 "beds/persons"
- Calculations for the soakaway system suitable for at least 8 "beds/persons"
- Site plan showing location of septic tank and soakaway to match the calculations
- Details of a separate scheme for the disposal of excavated material generated through construction works associated with the foul water scheme, if any

has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details thereby agreed, prior to the first occupation of the site.

REASON: To ensure that the development can be adequately drained

12 No development shall commence on site until a scheme for the discharge of surface water from the site including the following items:

- Details of enlargement of the existing pond (clearing/slight deepening and increased plan area)
- Details of maintenance work to existing ditch and its extension to new site access
- Details of building drainage (french drains) and connection to extended ditch line
- Details of soakaway to serve stable block
- Details of system at site entry to restrict highway surface flows from entering site and discharging instead to extended ditch line
- Details of a separate scheme for the disposal of excavated material generated through construction works associated with the surface water scheme (including the enlargement of the pond), if any
- Site plan showing the location of the above items to match details

has 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 first occupation of the site.

REASON: To ensure that the development can be adequately drained

- 13 The application site shall be served with mains electricity supply prior to first occupation.**

Reason: To ensure the site is properly serviced and supplied with essential services

- 14 No 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 spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.**

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

INFORMATIVES:

Land Drainage Consent

There will be a need to obtain formal Land Drainage Consent for any proposed outfall to a water course, or changes to the water course (including any piping or diversion) to cover any permanent and/or temporary works prior to construction of any stormwater drainage works on site as required under the Land Drainage Act 1991. Please note that obtaining of planning permission does not remove the need to obtain LDC before starting any works relating to the water course.

Horses accessing/leaving the site

The applicant is strongly recommended to consider incorporating measures to alert users of the adjacent highway to the presence of horses using the access to and from the site.

14/04756/FUL - Land at Salisbury Retail Park, London Road, Bishopdown, Salisbury, SP1 3YX: Site 1 - Full Application for Class A1 foodstore with associated petrol filling station and car parking, access and landscape works. Site 2 - Outline application (all matters reserved) for provision of public open space/play area (ClassD2), incorporating a pedestrian and cycle link between Green Lane and London Road

The following people spoke in favour of the proposal:

Ms Judy Scholey, representing the applicant
Mr Ross Owen, the agent
Cllr Colin Froude, City Ward Councillor & local resident
Ms Gill Anlezark, Secretary, Cycling Opportunities Group for Salisbury
Cllr John Lindley, Chairman of Planning & Transportation Committee, Salisbury City Council

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application with a recommendation that planning permission be granted subject to conditions. The Case Officer drew attention to discussions that were continuing with regards to the inclusion of an air quality financial contribution within the S106 agreement.

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.

Cllr Bill Moss, as local Member, spoke in support of the application but subject to the provision of a pedestrian and cycle link from Green Lane to London Road.

After discussion, during which Members supported the access from Green Lane to London Road within the scheme,

Resolved:

To grant planning permission, subject to:-

- (1) The Secretary of State being consulted and delegating the application back to the Local Planning Authority for determination,**
- (2) A Section 106 Legal Agreement being entered into with respect to the provision of the following highway related mitigation measures:**
 - a) Financial contribution of £350,000, towards the provision and improvement of bus services to and from the site.**

- b) The provision of a green travel plan to encourage users of the proposed development to use non-car travel modes to access the site.**
- c) A scheme for the provision of public art on the application site, utilising the financial contribution previously provided to the council as part of reserved matters permission s/1998/0373.**
- d) A scheme for the provision of an area of ecological mitigation for site b (required as a result of the development of site a) that the timing, provision, and maintenance of site b shall be submitted to and agreed in writing by the local planning authority by a specified date and in accordance with agreed trigger points. The scheme shall include retained and new planting, and the provision of a 3m wide pathway and cycle-path between London Road and Green Lane. The scheme shall allow for free public access through the site in perpetuity.**

(3) The following conditions:-

01 The development (subject of Site A – retail store, petrol station, car parking, servicing area and landscaping, and access points) hereby permitted shall begin no later than three years from the date of this decision.

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.

Approved details

02 The development shall be carried out in accordance with the submitted details of materials as outlined as part of this planning application, unless otherwise agreed in writing by the Local Planning Authority.

Proposed Site Plan: 13.145.A(00)_04 Rev H

- Proposed Ground Floor Plan: 13.145A(00)_05 Rev C
- Proposed Roof Plan: 13.145A(00)_06 Rev C
- Proposed Site Sections: 13.145A(00)_07 Rev C
- Proposed Elevations: 13.145A(00)_08 Rev E
- Proposed Part Elevations: 13.145A(00)_09 Rev D
- Proposed Colour Elevations: 13.145A(00)_14 Rev B
- Proposed Landscape Master Plan A2309 03 Rev G

• Design and Access Statement Appendix – Design Amendments (to be read in conjunction with previously submitted Design and Access Statement Rev C)

- Retail Assessment
- Transport Assessment
- Draft Travel Plan
- Design & Access Statement
- Supplementary Design & Access Statement relating to PFS
- Air Quality Assessment
- Ecological Appraisal – Full application/Asda store
- Ecological Appraisal – Outline application
- Tree Survey Report
- Statement of Community Involvement
- Environmental Noise Survey/Noise Impact Assessment
- Flood Risk Assessment (incorporating drainage strategy)
- Heritage Assessment
- Ground Investigation Report
- Waste Management Statement
- External Lighting Design Statement
- Energy Conservation Design Statement
- Ventilation & Extraction Design Statement

REASON: In order to ensure that the scheme is constructed in accordance with the details previous agreed

Materials

03 No external materials or external facade works shall take place/be applied until full details/samples of the materials for the external elevations of the buildings and walling, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In order to ensure that the architectural details of the scheme are of an acceptable quality.

Noise Management Plan

04 Before the retail store first comes into use/operation on Site A, there shall be submitted to and approved in writing by the Local Planning Authority, a Noise Management Plan which shall include all operational activities and fixed plant, including delivery times for goods to the retail unit, the operating times for the click and collect facility, and a scheme for insulation against noise emissions from extractor fans and all similar equipment. Unless expressly agreed by the LPA as part of the Noise Management Plan, the waste compactor facility shall

only operate between 0600hrs and 2300hrs. Development shall be carried out in accordance with the approved Noise Management Plan.

REASON: In the interests of the protection of amenity

Customer trolleys

05 Before the retail use of Site A hereby permitted first comes into operation, a scheme to restrict the removal of customer trolleys from the retail park site shall be submitted to and approved in writing by the Local Planning Authority prior to the retail foodstore. Development shall be carried out in accordance with the approved scheme.

REASON: To limit the impact of the development on adjacent residential amenity

Lighting

06 Before the erection of any lighting on either Site A or B, a scheme for the lighting of the car park, cycle/footway and the buildings shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To limit the impact of the development on visual and residential amenity and the surrounding natural habitat.

Landscape and ecology

07 No development shall take place, including site clearance, until a Landscape and Ecology Management Plan has been submitted to and approved in writing by the Local Planning Authority which should include the following points (a) tree and shrub/vegetation protection and retention along the western boundary of the site (Green Lane) as ecological compensation; (b) a scheme for the assessment, protection and translocation of any existing reptiles; (c) the provision of bird boxes on the proposed landscaping areas; (d) any site vegetation clearance between March-August inclusive shall not commence until approved in writing by the Local Planning Authority (e) a timetable, and details of a management regime for the long term maintenance of the open/planted areas, and which body will be responsible for implementing the Plan. All works will be carried out in accordance with the agreed Plan.

REASON: To limit the impact of the development on visual and residential amenity and the surrounding natural habitat.

Construction works

08 No development shall take place, including site clearance, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority which should include the following points (a) lighting on site during construction and the control of light pollution; (b) the siting of any compound, plant, machinery, and parking of all vehicles associated with construction (c) the protection of the aquifer, river system, ecology and adjacent residential uses from pollution during construction; (d) the hours of construction of the development hereby permitted shall be limited to the following times - Monday to Friday - 0700 hours to 1800 hours, Saturday - 0800 hours to 1300 hours, and there shall be no construction work carried out on Sundays and Public Holidays.

All works will be carried out in accordance with the agreed Plan.

REASON: To limit the impact of the development on visual and residential amenity and the surrounding natural habitat.

Retail limitations

09 With regards Site A, 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), the retail store shall be used solely for purposes within Class(es) A1 (retail) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification). There shall be no subdivision of the Class A1 retail unit hereby approved, or any additional internal floor space created (including any insertion of mezzanine floors) for the purposes of additional net retail sales area, not covered by this permission.

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class(es), having regard to the circumstances of the case and in order to limit the impact of the development on the vitality and viability of Salisbury city centre, including the planned Maltings and Central Car Park development, and surrounding small scale neighbourhood retail shops.

10 Regards site A, 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), there shall be no additions to, or extensions or

enlargements of any building forming part of the development hereby permitted for the purposes of the creation of additional net retail sales floor area.

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 and in order to limit the impact of the development on the vitality and viability of Salisbury city centre, including the planned Maltings and Central Car Park development, and surrounding small scale neighbourhood retail shops.

Landscaping

11. With regards to Site A, no landscaping works shall take place until a scheme detailing the hard and soft landscaping has been submitted to and approved by the LPA. This should include details of surface materials; planting along the southern boundary of Site A with Site B; times of planting, species and size; and a long term maintenance scheme for the soft landscaping. The landscaping shall be carried out and maintained in accordance with the approved scheme.

REASON: In order to soften the future visual impact of the proposed buildings and improve the street scene

Highways and parking

12 No development shall take place until full details of the construction of a shared cycleway/footway along Pearce Way and London Road together with a new link between London Road and Green Lane (including on site B), including new bus shelter, raised kerbs,

any additional street lighting and all works contained within the existing public highway at the proposed access point, and detailed design of the cycle parking facilities, have been submitted to and approved in writing by the Local Planning Authority; the works shall be constructed in accordance with the approved details prior to the retail use of the development first coming into operation.

REASON: To improve the sustainability and accessibility of the site by non car modes of transport.

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

REASON: In the interests of highway safety and to ensure that satisfactory facilities for the parking of cycles are provided, and to encourage travel by means other than the private car.

Drainage

14 No development shall take place regards the drainage scheme/works for the site, until a scheme for the discharge of surface and foul water from the buildings hereby permitted has been submitted to and approved in writing by the Local Planning Authority, and the drainage scheme shall be carried out and retained in accordance with the approved details. The scheme submitted shall limit surface water run-off and shall involve safe management and on-site storage of surface water in excess of the design capacity of the drainage system.

REASON: To limit the impact of the scheme on the drainage system and surrounding natural habitats.

Archaeology

15 No development shall commence within Site A or Site B 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 for that Site; 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.

Sustainable design

16 The development of hereby permitted shall achieve a BREEAM (Building Research Establish Environment Assessment Method) rating of 'very good'. Unless otherwise agreed in writing with the Local Planning Authority, the retail unit shall not be occupied until the post- construction state assessment and subsequent BREEAM Certificate certifying that 'very good' status has been achieved has been submitted to and agreed in writing by Local Planning Authority.

REASON: In order to produce a scheme with a high level of sustainable design in accordance with adopted Wiltshire Core Strategy Policy CP41

Site B

17 Notwithstanding the provisions of condition 1 above, the development hereby approved for Site A shall not be commenced until a scheme for the protection of existing flora and fauna on Site B (as defined on the approved plans) including the protection of the trees and existing vegetation along the Green Lane boundary, as ecological compensation areas, during the construction of Site A has been submitted to and approved in writing by the Local Planning Authority.

REASON: In order to ensure that Site B is protected from development works during the construction of Site A, in order that a suitable area of ecological mitigation is retained during the construction of Site A.

18 With regards Site B (the ecological mitigation area), approval of the details of the layout, external appearance of any buildings/structures, and the landscaping thereto of Site B (excluding those works approved in full as part of Site A) of the site (herein called the reserved matters) shall be obtained from the Local Planning Authority in writing, prior to commencement of the development of Site B. 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 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

19 Applications for the approval of the reserved matters in relation to Site B shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission. The development of Site B 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: 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 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Additional access via Green Lane

20 No development associated with the link to Green Lane shall commence on site until full details of a direct pedestrian/cycle link from Green Lane into the north western boundary of the site have been submitted to and approved in writing by the Local Planning Authority, including required tree and shrub protection/replanting and levels. No part of the development hereby approved shall be first brought into use until that link has been completed in accordance with the approved details.

REASON: To ensure that adequate pedestrian and cycle routes are provided to the site in the interests of highway safety.

INFORMATIVE

1. The Environment Agency has indicated that detailed design of the surface water management scheme for the proposed development must meet the following criteria:

Any outflow from the site to watercourse must be limited to existing Greenfield run-off rates and volumes and discharged incrementally for all return periods up to and including the 1 in

100 year storm. There should be parity in runoff rate and volume. Any additional volume of runoff caused by the development must be discharged at 2l/s/ha or less. Any discharge to public sewer must be agreed with the operator.

The surface water drainage system must incorporate enough attenuation to deal with the surface water run-off from the site up to the critical 1% Annual Probability of Flooding (or 1 in a 100-year flood) event, including an allowance for climate change for the lifetime of the development. Drainage calculations must be included to demonstrate this (e.g. Windes or similar sewer modelling package calculations that include the necessary attenuation volume).

Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results, test locations and detailed designs are to be submitted in accordance with BRE digest 365. The site investigation should look at seasonal variation in ground water levels and infiltration rates.

If there is any surcharge and flooding from the system, overland flood flow routes and "collection" areas within the site (e.g. car parks, landscaping) must be shown on a drawing. CIRIA good practice guide for designing for exceedance in urban drainage (C635) should be used. The run-off from the site during events up to and including the critical 1 in 100 year storm plus an allowance for climate change must be contained within the site and must not reach unsafe depths on site. The adoption and maintenance of the drainage system must be addressed and clearly stated.

2. The Environment Agency has indicated that safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds

- the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

3. The applicant should note that the advertisements shown on the submitted plans cannot be approved as part of this planning application, and will need separate advertisement consent.

4. The archaeological investigation work should be conducted by a professional archaeological contractor in accordance with a Written Scheme of Investigation agreed by this office. There will be a financial implication for the applicant.

57 **14/11919/OUT - Land off A365, Shurnhold, Melksham - Outline application with all matters reserved except for access, for demolition of existing structures and construction of up to 263 dwellings with access open space, landscaping and associated works**

The following people spoke against the proposal:

Mr Charles Adams, a local resident
Mr Mark Ashkowski, a local resident
Mr Francis Morland, a Wiltshire resident
Cllr Paul Carter, representing Melksham Without Parish Council
Cllr Andrew Hinchcliffe, representing Melksham Town Council

The Committee received a presentation from the Area Development Manager which set out the main issues in respect of the application. The report was introduced which recommended that planning permission be refused.

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 Cllr Pat Aves, the local Member, objecting to the proposal and urging the Committee to refuse permission.

After some discussion,

Resolved:

To refuse planning permission for the following reasons:-

- 1. The site is located in open countryside outside the limits of development defined for Melksham in the Wiltshire Core Strategy. The proposal would conflict with Core Policies 1, 2 and 15 of the**

Wiltshire Core strategy, which seeks to properly plan for sustainable development of housing in Wiltshire.

- 2. The proposal conflicts with the Council's plan-led approach to the delivery of new housing sites outside of the identified limits of development, as set out in Core Policy 2 of the Wiltshire Core Strategy which seeks to provide new housing sites to deliver the identified needs in the Melksham Community Area through a Site Allocations DPD and/or a Neighbourhood Plan, a strategy supported by both the Wiltshire Core Strategy Inspector, and the Secretary of State in his appeal decision at Park Lane, Malmesbury. The site has not been brought forward through this process and the adverse impacts identified in reasons 3-7 below reinforce the need for the delivery strategy required by policy CP2 and CP15 as the properly planned method of establishing the most sustainable sites for meeting the housing needs of Melksham.**
- 3. The proposal would create a large block of housing isolated from other development by surrounding fields. It would have an urbanising effect on this area of open countryside and the rural footpaths that cross it that would have an adverse impact on the character and appearance of the area that would be detrimental to the rural approach to Melksham that currently exists on this side of the A365. The proposal would therefore conflict with policy CP51 of the Wiltshire Core Strategy and with a core principle of the NPPF to take account of the intrinsic character and beauty of the countryside.**
- 4. Wiltshire Council as Lead Local Flood authority is working together with other agencies to undertake a full drainage catchment review for the whole catchment from Shaw/Whitley down to the River Avon to identify potential drainage works and/or improvements to resolve current flooding issues within the catchment and to allow for potential future developments. The report findings will have a major influence on the whole catchment and the particular drainage strategies of potential future developments. Therefore prior to the completion and publication of the report any application for development especially on greenfield sites such as this application is premature and could result in additional flooding and not meeting the resultant required strategy for the benefit of the whole catchment. The proposed development is therefore not in accordance with Chapter 10 of the NPPF and Policy CP68 of the Wiltshire Core Strategy.**
- 5. The proposal would result in a need for 74 primary school places, for which there is no capacity currently or capacity for expansion to accommodate the primary school places generated as a result of the proposal. It would therefore not be in accordance with CP3 (Essential Infrastructure) of the Wiltshire Core Strategy.**

6. **The proposal would result in harm to the setting of listed buildings at Shurnhold and the benefits of the scheme do not outweigh the harm. The proposal is therefore not in accordance with CP58 of the Wiltshire Core Strategy or paragraph 132 of the NPPF.**
7. **The majority of the site is shown on the agricultural land classification maps as Grade 2. The applicants have not provided any evidence to contradict this assessment and in the absence of such evidence, the Council is concerned that the proposal would lead to the loss of agricultural land that is defined as the best and most versatile. This would conflict with paragraph 112 of the NPPF.**

58 **Date of the Next Meeting**

On being informed about the problems encountered in attempting to arrange a separate meeting in early September to consider army basing applications,

Resolved:

To agree that the army basing applications be considered, provided that they are ready for determination, at the next scheduled meeting of the Committee due to be held on Wednesday 23 September 2015, starting at 10.30am.

59 **Urgent Items**

There were no urgent items of business.

(Duration of meeting: 10.30 am - 1.40 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

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