CASE OFFICER'S REPORT

Application Reference:	PL/2023/07021
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	02 November 2023
Case officer:	Ruaridh O'Donoghue

Site Address:	Baptist Church, Castle Street, Calne, SN11 0DX
Proposal:	Discharge of conditions 3, 4 and 5 of PL/2022/06692
Recommendation:	Approve

This Discharge of Condition application relates to Calne Baptist Church in Calne. The application is submitted with a view to discharge conditions 3, 4 and 5 attached to permission PL/2022/06692 for the demolition of the existing Church, The Manse and associated storage buildings, and the construction of a church and community centre with 2 no. residential dwellings.

Wiltshire Council Highways requested Condition No. 3 to deal with the impacts of construction upon the surrounding highways network. The condition was worded as follows:

The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:
i. An introduction consisting of a construction phase environmental management plan, definitions and abbreviations and project description and location;
ii. A description of management responsibilities;
iii. A description of the construction programme;
iv. Site working hours and a named person for residents to contact;
v. Detailed Site logistics arrangements;
vi. Details regarding parking, deliveries, and storage;
vii. Details regarding dust mitigation;
viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network;
ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc;
x. Details of how surface water quantity and quality will be managed throughout construction;
xi. Details of the safeguarding measures to deal with the following pollution risks:
the use of plant and machinery
wheel washing and vehicle wash-down and disposal of resultant dirty water
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
xii. Details of safeguarding measures to highway safety to include:

 A Traffic Management Plan (including signage drawing(s))
 Routing Plan
 Details of temporary/permanent Traffic Regulation Orders
 pre-condition photo survey - Highway dilapidation survey
 Number (daily/weekly) and size of delivery vehicles.
 Number of staff vehicle movements.
There shall be no burning undertaken on site at any time.
Construction hours shall be limited to 0730 to 1800 hrs Monday to Friday, 0730 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.The development shall subsequently be implemented in accordance with the approved details of the CEMP.
REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, and detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase and in compliance with Core Strategy Policy 62.

The Local Highways Authority were consulted on the CEMP details submitted in respect of the above condition and has no objections to the condition being discharged. As such, condition no. 3 can be discharged.

Wiltshire Council Archaeology requested condition No. 4. It states the following:

No development shall commence within the area indicated by application PL/2022/06692 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.

The County Archaeologist was consulted on the written scheme of investigation that was submitted and have approved it. As such, the requirements of part a) of this condition have been met. Accordingly, this condition can be partially discharged. Full discharge will occur when it has been demonstrated that the approved programme of archaeological work has been carried out in accordance with the details agreed under part a).

Condition No. 5 was requested by the LPA/Conservation to secure the proper recording of the building prior to its demolition. The condition states the following:

No works shall commence on site until an appropriate programme of building recording (including architectural/historical analysis) has been carried out in respect of the building concerned. This record shall be carried out by an archaeologist/building recorder or an organisation with acknowledged experience in the recording of standing buildings which is acceptable to the Local Planning Authority. The recording shall be carried out in accordance with a written specification, and presented in a form and to a timetable, which has first been agreed in writing with the Local Planning Authority.

REASON: To secure the proper recording of Calne Baptist Church which is considered to be a non-designated heritage asset.

The Conservation Officer has been consulted on the details submitted and is satisfied that an appropriate preliminary report advising on the form and detail at Level 2 Building Recording has been submitted. The applicant is advised that the Written Scheme of Recording at Level 2 can be carried out on the basis of these approved details. However, the condition cannot be discharged until the final Building Recording has been submitted to the LPA for approval.

In light of the above, it is recommended that:

- condition 3 be discharged in full
- condition 4 can be partially discharged as part 4a has been satisfied
- condition 5 cannot be discharged

After consideration of the information you have provided, we are pleased to agree the following:

- Condition 3 is hereby discharged.
- Condition 4 can be partially discharged as the requirements of 4b) are yet to be met. Condition 4 can be fully discharged once the programme of archaeological work approved under this discharge of condition decision has been carried out in accordance with the approved details.
- Condition 5 cannot be discharged at this stage. The applicant is advised that the Written Scheme of Recording at Level 2 can be carried out on the basis of the details submitted with this discharge of condition application. However, the condition cannot be discharged in full until the final Building Recording has been submitted to the Local Planning Authority for approval.

Conditions: (3)

3 The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

i. An introduction consisting of a construction phase environmental management plan, definitions and abbreviations and project description and location;
ii. A description of management responsibilities;

iii. A description of the construction programme;
iv. Site working hours and a named person for residents to contact;
v. Detailed Site logistics arrangements;
vi. Details regarding parking, deliveries, and storage;
vii. Details regarding dust mitigation;
viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network;
ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc;
x. Details of how surface water quantity and quality will be managed throughout construction;
xi. Details of the safeguarding measures to deal with the following pollution risks:

- the use of plant and machinery
- wheel washing and vehicle wash-down and disposal of resultant dirty water
- 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

xii. Details of safeguarding measures to highway safety to include:

- A Traffic Management Plan (including signage drawing(s))
- Routing Plan
- Details of temporary/permanent Traffic Regulation Orders
- pre-condition photo survey - Highway dilapidation survey
- Number (daily/weekly) and size of delivery vehicles.
- Number of staff vehicle movements.

There shall be no burning undertaken on site at any time.

Construction hours shall be limited to 0730 to 1800 hrs Monday to Friday, 0730 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

The development shall subsequently be implemented in accordance with the approved details of the CEMP.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, and detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase and in compliance with Core Strategy Policy 62.

4 No development shall commence within the area indicated by application PL/2022/06692 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.

5 No works shall commence on site until an appropriate programme of building recording (including architectural/historical analysis) has been carried out in respect of the building concerned. This record shall be carried out by an archaeologist/building recorder or an organisation with acknowledged experience in the recording of standing buildings which is acceptable to the Local Planning Authority. The recording shall be carried out in accordance with a written specification, and presented in a form and to a timetable, which has first been agreed in writing with the Local Planning Authority.

REASON: To secure the proper recording of Calne baptist Church which is considered to be a non-designated heritage asset.