Wiltshire Council

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2023/05064
Decision Date: 07 December 2023

Applicant:	Landmarc Support Services and The Defence Infrastructure Organisation C/o Agent
Particulars of Development:	Erection of a new gym building and briefing tent with associated landscaping and demolition of existing briefing facility (5-year time limited)
At:	Knook Camp, Camp Road, Knook, Warminster, Wiltshire

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (8)

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:

Planning, Design and Access Statement dated June 2023 by Savills
Landscape and Visual Impact Assessment ref NPA-11316-0001 dated April 2023 by Nicholas Pearson Associates
Ecological Appraisal dated 6th December 2022 by LC Ecological Services
Knook Camp – South – Site Location Plan (rev3)
Knook Camp – South – Site Plan Proposed (rev3)

Knook Camp – South – Site Prior To Development
Knook Camp Proposed Sections 1-100-plan-South&East
Knook Camp Proposed Sections 1-100-plan-North&West
Knook Camp Proposed Sections 1-200-plan
Knook Camp All Sections 1-200-plan
Knook Camp Gym 3228_F0612-DGWR_OpInterflex-Elevations Dimensions
Knook Camp Gym 3228_F0612-DGWR_OpInterflex-KnookCamp-CompassViews
Knook Camp Gym 3228_F0612-DGWR_OpInterflex-Location
Knook Camp Gym 3228_F0612-DGWR_OpInterflex-Materials&Colours
Knook Camp Briefing Room - MOD Knook Camp 2022 - Gable Elevation 1
Knook Camp Briefing Room - MOD Knook Camp 2022 - Gable Elevation 2
Knook Camp Briefing Room - MOD Knook Camp 2022 - Side Elevation 1
Knook Camp Briefing Room - MOD Knook Camp 2022 - Side Elevation 2
Lighting Plan S-10072-2 - KNOOK BFOT ELEC-A3 - BFOT ELEC

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

3 The colour finish for the walls and roofs of the two temporary buildings hereby approved shall be dark green (moorland green / olive green or equivalent), unless otherwise agreed in writing.

Reason: In the interests of landscape character within the AONB.

4 The two buildings hereby permitted shall be removed and the land restored to its former condition as semi-improved grassland on or before 5 years from the date of this permission.

REASON: In the interests of amenity, in order to secure the restoration of the land upon removal/extinguishment of a building/use for which temporary permission has been sought.

5 Notwithstanding the submitted lighting plan and details, there shall be no installation of any new external artificial lighting on the site or on the buildings hereby approved unless the lighting demonstrably complies with the Institute of Lighting Engineers Environmental Zone E0 for the AONB.

Reason: For the avoidance of doubt, and in the interests of conserving biodiversity, notably bats/nocturnal wildlife and to preserve the International Dark Night Skies status of the AONB.

6 The construction and demolition hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

Reason: In the interests of neighbouring amenities.

7 In the event that contamination is encountered at any time when carrying out the approved development, the Local Planning Authority shall be advised of the steps that will be taken by an appropriate contractor; to deal with contamination and provide a written remedial statement to be agreed in writing by the Local planning Authority. The statement shall be followed by a written verification report that confirms what works that have been undertaken to render the development suitable for use.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8 The development shall be carried out in strict accordance with the Ecological Appraisal of Knook Camp, Camp Road, Warminster, BA12 0JB by LC Ecological Services dated 6th December 2022.

In accordance with the report recommendations, a variety of native plant species (to provide semi-improved grassland) shall be planted within the perimeter fencing of the camp, to mitigate for the temporary loss of habitat.

The semi-improved grassland species planting 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 planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any plants which, within a period of three 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.

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

Informatives:

Protected Species General:

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England’s website for further information on protected species.

Groundwater Protection:

Knook Camp has its own abstraction licence and discharge consent; the Environment Agency response has assumed that the proposed buildings will utilise these and any increase in quantities will be dealt with through a variation in their Environmental Permit.

The site falls within a groundwater Source Protection Zone 3 (SPZ 3). This is a zone of protection surrounding a nearby drinking water borehole, which is vulnerable to pollution. It therefore requires careful protection from contamination. Further information on SPZs can be found at http://www.environment-agency.gov.uk/homeandleisure/37833.aspx The applicant is advised to ensure that any potentially polluting activities are not within the default SPZ1 or SPZ2 for the camp borehole.

Signed:

Parvis Khansari - Corporate Director, Place

NOTES

1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);

1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - http://www.planningportal.gov.uk/planning/appeals).

3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk