CASE OFFICER'S REPORT

Application Reference:	PL/2023/07104
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	12 September 2023
Case officer:	Jonathan James

Site Address:	Land at Foundry Lane, Langley Park, Chippenham, SN15 1GE
Proposal:	Discharge of Condition 12 of 16/03515/OUT (Outline Application for the demolition of existing buildings and redevelopment to provide up to 400 units (C3); a 69 bed hotel (C1) with cafe (A3) up to 199 sqm; a discount foodstore (A1) of up to 1,741 sqm; B1, B2 & B8 floorspace (up to 13,656 sqm) and highway improvements to the Little George and the B4069/Pew Hill junctions with all matters (except access) reserved.)
Recommendation:	Approve

POLICIES

Wiltshire Core Strategy (WCS, 2015)
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and Development
- Core Policy 62: Development Impacts on the Transport network
- Core Policy 63: Transport Strategies
- Core Policy 64: Demand Management
- Core Policy 65: Movement of Goods
- Core Policy 66: Strategic Transport Network

National Planning Policy Framework (2023) (NPPF)

Planning Practice Guidance (PPG)

CONSULTATION RESPONSES

Town/Parish Council – N/a

REPRESENTATIONS

WC Highways – Comments; I note the amended plans provided and I am satisfied that it meets the requirements to allow the part of the condition 12 requiring the submission of written details to be discharged.

WC EHO – Comments;

[EHO comments reference a separate condition and are considered not pertinent to the determination of condition 12]

SITE HISTORY

• 16/03515/OUT – Outline Application for the demolition of existing buildings and redevelopment to provide up to 400 units (C3); a 69 bed hotel (C1) with cafe (A3) up to 199 sqm; a discount foodstore (A1) of up to 1,741 sqm; B1, B2 & B8 floorspace (up to 13,656 sqm) and highway improvements to the Little George and the B4069/Pew Hill junctions with all matters (except access) reserved.

ASSESSMENT

The application before the Council is for the discharge of condition 12 of planning application 16/03515/OUT.

Condition 12 states:
“No phase of development shall commence, until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the
construction period of that Phase.

The Statement shall provide for:
i. the parking of vehicles of site operatives and visitors;
ii. loading and unloading of plant and materials;
iii. storage of plant and materials used in constructing the development;
iv. the erection and maintenance of security hoarding including decorative
displays and facilities for public viewing, where appropriate;
v. wheel cleaning facilities;
vi. measures to control the emission of dust and dirt during construction;
vii. a scheme for recycling/disposing of waste resulting from demolition and
construction works;
viii. measures to control noise during construction;
ix. a signage strategy for construction traffic.

REASON: In the interests of highway safety and the amenity of local residents”.

The detail submitted to discharge condition 12 is titled ‘Construction Environmental Management Plan Langley Park’, which on face value is not a Construction Method Statement as required to discharge condition 12. However, on reading in to the submitted detail the document specifically refers to the discharge of condition 12 and itemises the points 1 to 9 as reflected within the condition above.

Comments received from the highway officer clarify that they are satisfied that the details submitted and that the submission satisfies the requirements of condition 12.

Whilst comments have been received from public protection they make reference to a separate condition and are considered not pertinent to the determination of condition 12. Comments have been received from the highway officer that clarify the details submitted are satisfactory to meet the requirements of condition 12.

CONCLUSION

In conclusion it is considered that the submitted details are considered acceptable and meet the requirements of condition 12 of planning application 16/03515/OUT. Development shall be carried out in accordance with the approved details.

RECOMMENDATION:
Approve

Further to your recent application I can confirm that the details submitted satisfy the requirements of conditions 12 of planning application 16/03515/OUT. Development shall be carried out in accordance with the approved details.

Please note that development must be carried out in accordance with the approved details.

Please ensure that a copy of this correspondence is kept with the decision notice. If you have any queries, please contact the case officer on their details below.

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