Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/11009

Decision Date: 06 March 2024

Applicant:	Mr Fox Building 150, Westdown Camp, Salisbury , SP3 4RS
Particulars of Development:	Variation of Condition 2 (drawings - Amendment to the plant enclosure design) of PL/2022/02103 (Proposed Urban Fighting Skills House and associated plant).
At:	Rollestone MOD Training Camp, Shrewton, Salisbury, SP3 4UZ

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

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 compliance with the following conditions:

Conditions: (7)

1 The development hereby permitted shall be begun before the expiration of three years from the date of the full planning permission granted under reference PL/2022/02103 on 13/12/2022.

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:

Site Location Plan 3696-TBC-RL-ZZ-DR-A-0001_P4
Existing Site Plan 3696-TBC-RL-ZZ-DR-A-0100_P2
Proposed Site Plan 3696-TBC-RL-ZZ-DR-A-0002_P5
Proposed Ground Floor Plan 3696-TBC-RL-00-DR-A-0010_P4
Gantry Level Plan 3696-TBC-RL-01-ZZ-A-0011_P3

Proposed Roof Plan 3696-TBC-RL-ZZ-DR-A-0012_P3
Proposed Elevations 3696-TBC-RL-ZZ-DR-A-0020_P3
Proposed Planting Plan G1024_L_CI_114_GA
External Lighting Layout UFSF01-AMES-00-00-E-SS7080-600
Historic Environment Desk Based Assessment v01_AH1335 by Armour Heritage May 2021
Desk Study and Ground Investigation Report 2104018.001.01 by TEC June 2021
BNG Assessment by Ethos Environmental Planning September 2022
Shadow HRA by Ethos Environmental Planning September 2022
Ecological Impact Assessment V2 by Ethos Environmental Planning September 2022
Geophysical Report by Lefort Geophysics Ref 21-0035.02 December 2021
Archaeological Evaluation by Red River Archaeology April 2022

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

3 The development will be carried out in strict accordance with the following documents:

Ecological Impact Assessment Figure 11 Post development habitats -Ecological Impact Assessment. Rollestone Urban Skills, Wiltshire. Ethos Environmental Planning (September, 2022)

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

4 The development shall be carried out in strict accordance with the Construction Environmental Management Plan (CEMP) entitled Environment Management Plan, Rollestone Camp, Date: April 2023, Issue: V2 by Ethos Environmental Planning as submitted to the local planning authority and approved in writing on 31/07/2023 under reference PL/2022/02103.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

5 The development hereby permitted shall be carried out in strict accordance with the Landscape and Ecology Management Plan (LEMP) entitled Landscape and Ecological Management Plan by Ethos Environmental Planning dated April 2023 as submitted to and approved in writing by the Local Planning Authority on 08/09/2023 under reference PL/2023/06815. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

6 The development shall not be first brought into use until the provision for drainage has been constructed in accordance with Issue 3 of the FRA dated 10.01.2022 and the drainage plan number 144755-FRH-XX-ZZ-DR-STR-3300-A revision A dated 05.01.2022.

REASON: To ensure that the development can be adequately drained.

7 All mitigation planting comprised in the approved scheme 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.

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