Wiltshire Council

# The Town and Country Planning Act 1990

## Approval of Variation of Conditions

## Application Reference Number: PL/2023/09953

## Decision Date: 18th March 2024

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| **Applicant:** | Landmarc Support Services<br>Building 150, Westdown Camp, Salisbury , SP3 4RS |
| **Particulars of Development:** | Variation of condition 2 (approved plans) on PL/2021/07379 in respect of minor variation in the site layout for Phase 2 and 3 (Blocks 6, 7 and 9) |
| **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:** (8)

1 The development hereby permitted shall be begun before the expiration of three years from the date of the full planning permission PL/2021/07379 granted on 8/12/2022.

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 documents and plans:

Location Plan 3489-TBC-RL-XX-DR-A-0001_P4
Proposed Site Plan - Phase 1 3489-TBC-RL-XX-DR-A-0002_P5
Proposed Site Plan - Phase 2 and 3 - 3489-TBC-RL-XX-DR-A-0003_P6
Demolition Plan - 3489-TBC-RL-XX-DR-A-0004_P4
Proposed Overall Site Plan - 3489-TBC-RL-XX-DR-A-0005_P2

Foundation Plan - General Arrangement RL-133561-3018
Plan Layout - 2099.NA-R10-RS-00-DR-W-1001
Elevations - 2099.NA-R10-RS-XX-DR-W-2001
Vertical Section - 2099.NA-R10-RS-XX-DR-W-3001
3D Views - 2099.NA-R10-RS-XX-DR-W-9001
Roof Plan - 2099.NA-R10-RS-XX-DR-W-1004
External Lighting Isolux values ROLLST-AMES-00-XX-dr-me-SS7080-6003 S1 P1
External Lighting Layout P1 - ROLLST-AMES-00-XX-DR-ME-SS7080-6001 S1 P1
External Lighting Layout P2 - ROLLST-AMES-00-XX-DR-ME-SS7080-6000 S1 P2
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
Flood Risk Assessment and Drainage Strategy Issue 1 by Fairhurst 26.05.21
Design and Access statement P3 21/11/22
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
Construction and Environmental Management Plan by REDS10 (Rev03 dated 6/12/2022)

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

3 The development hereby permitted shall be carried out in strict accordance with the ecological mitigation measures contained in the following documents:

Ecological Impact Assessment Figure 11 Post development habitats.
Rollestone Camp External Lighting Phase 1 External Lighting Layout. Management and Engineering Services Limited (June 2021).
Rollestone Camp External Lighting Phase 2 and 3 External Lighting Layout. Management and Engineering Services Limited (June 2021).
External lighting lux level plot drawing. DRGNO. Glamox Luxonic Ltd (5/7/2021).

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

4 The development hereby permitted shall be carried out in strict accordance with the ecological mitigation measures contained in the Construction and Environmental Management Plan (REV03 dated 6/12/2022) by REDS10.

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 shall be carried out in 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 20/07/2023 under reference PL/2023/05292. 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 residential development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) in accordance with the Water calculations 22-026 Rev 01 dated 03.04.2023 (Delap & Waller Consulting Engineers) as submitted to and approved in writing by the Local Planning Authority on 27/4/2023 under reference PL/2023/03167.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

7 No part of the development hereby permitted shall be occupied until the existing buildings on site which have been identified on "Demolition Plan 3489-TBC-RL-XX-DR-A-0004_P1 have been permanently demolished and all of the demolition materials and debris resulting there from has been removed from the site.

REASON: To ensure that there is no increase in the capacity of the accommodation blocks to safeguard the River Avon SAC and in the interests of the character and appearance of the area.

8 In the event that contamination is encountered at any time when carrying out the approved development, the Local Planning Authority must 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 followed be 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.

*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