

Northern Area Planning Committee

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 3 DECEMBER 2025 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Martin Denz (Chairman), Cllr Chuck Berry (Vice-Chairman), Cllr Matt Bragg, Cllr Nick Dye, Cllr Howard Greenman, Cllr Elizabeth Threlfall, Cllr Augusta Urquhart-Nicholls, Cllr Peter Wragg, Cllr Ross Henning (Substitute) and Cllr Martin Smith (Substitute)

78 Apologies

Apologies for absence were received from:

- Cllr Jon Atkey, who had arranged for Cllr Ross Henning to attend the meeting in his absence.
- Cllr Gavin Grant, who had arranged for Cllr Martin Smith to attend in his absence
- Cllr Jacqui Lay

79 Minutes of the Previous Meeting

The minutes of the meeting held on 5 November 2025 were presented.

Resolved:

To approve and sign as a true and correct record the minutes of the meeting held on 5 November 2025.

80 Declarations of Interest

Cllr Chuck Berry and Cllr Martin Smith declared an interest in agenda item no. 7 - PL.2025.02874 - Oaksey Park Golf and Leisure, Wick Road, Oaksey as they had previously spoken with the applicant. Cllr Berry and Cllr Smith declared that they would participate in the debate and vote for each item with an open mind.

81 Chairman's Announcements

There were no Chairman's announcements.

82 Public Participation

The Committee noted the rules on public participation .

83 **Planning Appeals and Updates**

The Principal Planning Officer, Oliver Phippen presented the Planning Appeals Update report, which had been received or determined since the last meeting of the Committee.

The officer highlighted the applications determined at appeal and he particularly referred to an application for Land off Sherston Road, Malmesbury that had been considered and refused by the Strategic Planning Committee on 19 March 2025 against officer recommendation but allowed at appeal.

The Committee noted that the current percentage of major applications successful overturns at appeal was around 8.6% a slight improvement on the previous months figure of 9.7%.

Cllr Howard Greenham referred to the appeal for Kington Langley Garage and the erection of 8 dwellings. He referred to the Community Governance Review and highlighted the boundary changes between Kington Langley and Kington St Michael and asked if the dwellings could be allocated to Kington St Michael.

The Committee noted the contents of the appeals update.

84a PL.2025.02874 - Oaksey Park Golf and Leisure, Wick Road, Oaksey

Public Participation

- Robert Gillespie – spoke in support of the application
- John Henry – spoke in support of the application
- Cameron Cooper – spoke in support of the application
- William Stebbing (Oaksey Parish Council) – spoke in support of the application

The Principal Planning Officer, James Taylor, introduced a report which recommended that planning permission be granted subject to conditions, and subject to delegation to the Head of Development Management to complete a Section 106 legal agreement based on the Heads of Terms and details outlined in the report.

The proposal is for erection of 12 dwellings with associated development including parking, landscaping, drainage and provision of private amenity space all set within a low density rural context accessed from Oaksey Park Golf and Leisure.

The Planning Officer reported that the proposals conflict with the development plan when assessed against the principle of the development and the aims of trying to reduce the reliance on private vehicular, although this is strengthened by the relationship of the site to the limits of development at Oaksey, which is capable of accommodating some level of growth; and the proposals to secure

an active travel link between the site and Oaksey village. It is considered that residential harm from the development would remain alongside the proposals resulting in notable benefits as detailed in the report, such as the provision of 12 additional dwellings in an area of housing need, an effective use of land that already has benefit if planning permission for 12 holiday lets. On balance, the Planning Officer considered that the adverse impacts of granting planning permission, would not demonstrably outweigh the range of benefits. The Committee noted that a CIL contribution amounted to an estimated £180,000, with circa £45,000 for the Parish Council.

Key issues included the planning history, highways and accessibility, impact on the character and appearance of the area, heritage, living conditions, ecology and biodiversity net gain, drainage and flood risk, waste and refuse, sustainable construction and planning obligations.

Members of the public then had the opportunity to present their views to the committee as detailed above.

The unitary division member, Cllr Chuck Berry then spoke to the application. Cllr Berry commented on the initial application being restricted to over 55's and it's removal for the current application, referred to the Oaksey Parish Council Neighbourhood Plan and in particular Policy 3 Holiday Accommodation, Leisure and Recreation, the proposals reflecting the scale of other buildings, concern at the design of the proposals as they do not mix well with existing village properties and need careful consideration of the building materials used, parking provision, adequate sewerage capacity arrangements, and the use of sustainable drainage systems.

Members of the committee then had the opportunity to ask technical questions of officers, and the following matters were raised:

- The S106 Heads of Terms and financial contributions were noted.
- Queries about the ongoing maintenance of Wick Lane and confirmation of the lane width.
- Site access and the use of Wick Road.
- Access to the village from the site and safety issues due to the lack of vehicular passing places and need for additional low-level lighting.

The officer explained that details relating to site access is referred to in Condition 18 and confirmed that vehicular access to Wick Road would only be for emergencies. He noted that there was no requirement for additional lighting or passing places to access the village as these had recently been assessed by Council officers and found to be adequately catered for.

So that the committee had something to debate, Cllr Ross Hennings, seconded by Cllr Peter Wragg, proposed that the planning application be Granted with conditions and an additional informative note about the applicant having full regard to the Oaksey Neighbourhood Plan and in particular Policy 4 – Design of New Development and Local Distinctiveness and relevant Design Guidelines.

The Committee did not debate the application and went straight to the vote

Resolved:

That Planning Permission be GRANTED subject to delegation to the Head of Development Management for the completion of a Section 106 legal agreement covering the following heads of terms and the following conditions:

Draft Heads of Terms:

- Affordable housing contribution of £347,734.55
- Public Open Space contribution of £25,106.40 (off-site contribution)
- Equipped play contribution of £10,368.40 (off-site contribution)
- Sports Pitches contribution of £3,312.00 (target site to be identified)
- Waste and recycling contribution of £1380.00
- Strategic Access Management and Monitoring (SAMM) contributions (£3,981)
- Biodiversity Net Gain Monitoring Contribution for on-site (£11,156.00)
- Securing the existing active travel link to Wick Road in perpetuity
- S106 monitoring fee, at 1% of the total sum of contributions
- The provision and maintenance of communal open spaces, parking, driveway, amenity areas and planting by means of the management company, including footpath.

Conditions:

1. Implementation period:

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. Approved plans:

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- 1630-120 – Location Plan – Phase 4;
- 1630-106 Rev C – Phase 4 Site Layout;
- 1630-010 Rev A – Floor Plans and Elevations – Plots 1-4;
- 1630-011 Rev A – Floor Plans and Elevations – Plots 5-7;
- 1630-012 Rev A – Floor Plans and Elevations – Plots 8-10;
- 1630-013 Rev A – Floor Plans and Elevations – Plots 11-12;
- C887/1 Rev A – Swept Path Analysis Refuse Collection Vehicle;
- 3192 Rev 01 - Biodiversity Net Gain Assessment dated 12 February 2025
- 3192 Rev 01 – Preliminary Ecological Appraisal dated 20 December 2024
- The Statutory Biodiversity Metric dated 12 February 2025

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

3. External materials:

No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4. Hard and soft landscaping submitted

No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission.

5. Landscape and Ecology Management Plan (LEMP):

Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which longterm implementation of the plan will be secured. 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. Wildlife Mitigation and Enhancement Scheme:

No development or removal of trees or shrubs shall take place until full details of a Wildlife Protection and Enhancement Scheme have been submitted to and approved in writing by the local planning authority. This shall include details of habitat features that will contribute to the functionality of the site for the wildlife present in the area. This should include a plan showing the location(s) and type(s) of feature(s) to enhance the site for bats, nesting birds, reptiles, amphibians, invertebrates and hedgehog. The approved details shall be implemented before occupation of the final works.

REASON: To provide enhancement for biodiversity in line with CP50 and NPPF.

7. Habitat Management and Monitoring Plan (HMMP):

No development shall commence on site until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the statutory Biodiversity Gain Plan and including:

1. a non-technical summary;
2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the statutory Biodiversity Gain Plan and schedule for implementation;
4. the management measures to maintain habitat in accordance with the statutory Biodiversity Gain Plan for a period of 30 years from the completion of development; and
5. the monitoring methodology and specification of a Monitoring Pack (to include but not exclusively up to date Management Actions Logs, Habitat Condition Assessment Reports, metric calculation; and corresponding post intervention Habitat Map) which shall be submitted to the Local Planning Authority in years 2 (two) 5 (five) 10 (ten) 15 (fifteen) 20 (twenty) and 30 (thirty) of the Maintenance Period, has been submitted to, and approved in writing by, the local planning authority.

The development shall not be first occupied until the habitat creation and enhancement works set out in the approved HMMP have been implemented.

The created and/or enhanced habitat shall be managed and maintained in accordance with the statutory HMMP at all times thereafter.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

8. Construction Environmental Management Plan (CEMP):

Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- b) Working method statements for protected/priority species, such as nesting birds, reptiles and amphibians.
- c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts; this should comprise the preconstruction/construction related elements of strategies only.
- d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in strict accordance with the approved CEMP.

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.

9. External lighting

Prior to commencement of development, a lighting plan that includes a Lux Plot, shall be submitted to the LPA for approval. The plan will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux.

All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

10. Surface water drainage

No development shall commence on site until a scheme for the discharge of surface water from the site, incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

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

11. Foul water details

No development shall commence on site until details of the works for the disposal of sewerage including as appropriate the point of connection to the existing systems that have demonstrable capacity have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: In the interests of protecting the environment.

12. Construction Method Statement:

No development shall commence on site until a Construction Method Statement, which shall include the following:

- a) the access and parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- h) measures for the protection of the natural environment; and
- i) hours of construction, including deliveries.

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural

environment through the risks of pollution and dangers to highway safety, during the construction phase.

13. Cycle storage:

No development shall commence on site until details of secure covered cycle parking facilities for each dwelling have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principals laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy (or any replacement strategy). These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the associated dwelling hereby permitted and shall always be retained available for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

14. Electric Vehicle Charging:

Prior to development above slab level final details of the electric vehicle charging points (including their location, number and manufacturer's details) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the development contributes to the delivery of sustainable development and net zero by 2050.

15. Sustainable construction:

Prior to development above slab level a final Sustainable Energy Strategy, explaining the low-carbon approach of the scheme taken in the technical design stages, including details of energy efficiency, low-carbon technologies and integrated renewable energy generation benchmarked against the relevant Building Regulations, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

REASON: To ensure that the development contributes to the delivery of sustainable development and net zero by 2050.

16. Wick Road access:

Before any of the units are first occupied the access to Wick Road shall be permanently closed to motor vehicles in accordance with a scheme which shall first be submitted to and approved in writing by the local planning authority.

REASON: In the interest of highway safety.

17. Soft Landscaping implemented

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first

occupation of the buildings 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.

18. Site access:

The development hereby permitted shall be served solely from the vehicular access (onto The Street) and the footpath access (onto Wick Road) as shown on the hereby approved drawings. No vehicular access shall be gained to or from Wick Road for construction vehicles or any other purpose, except in an emergency.

REASON: In the interests of highway safety.

19. Visibility Splay:

Visibility splays of 2.4 metres x 90 metres at the junction of the site access road and The Street shall be maintained free of obstruction at all times.

REASON: In the interests of highway safety.

20. Water Efficiency:

The dwellings shall be constructed to meet, as a minimum, the higher Building Regulations standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

REASON: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised, to mitigate the impacts of climate change, in the interests of sustainability and to use natural resources prudently.

21. Remove PD rights for means of enclosure

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), no gates, fences, walls or other means of enclosure, other than those shown on the approved plans or as approved under a relevant discharge of condition application, shall be erected or placed anywhere on the application site.

REASON: In the interest of visual amenity.

22. Remove PD rights for extensions and alterations:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

INFORMATIVES:

23. Reference to Section 106 Agreements:

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the XXXXX.

24. Alterations To Approved Plans Informative:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

25. Materials Samples Informative:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

26. Protected Species Informative

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species 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.

27. Artificial Lighting Informative

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant

negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

28. Surface Water Drainage Informative

The applicant is advised to ensure that their final surface water drainage strategy has been informed by the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards; and soakaway testing in accordance with BRE 365. Furthermore, the strategy shall include details of the implementation, maintenance and management of the sustainable drainage scheme.

29. Foul Water Drainage Informative

The applicant is advised to ensure that their final foul water drainage strategy takes into account relevant advice from the Environment Agency and seeks all necessary associated consents. If the strategy is to include utilisation of any existing private sewerage treatment plant as a means of disposal then a point of connection shall be set out in the strategy and it shall be demonstrated that the system and associated infiltration has capacity for additional flows.

30. Wick Road path connection:

The applicant is advised that the path between the proposed development and Wick Road should remain private and not be put forward to be dedicated as a Public Right of Way

31. Neighbourhood Plan:

The applicant is advised that any applications for discharge of conditions should have full regard to the Oaksey Neighbourhood Plan (First Review) including, but not necessarily limited to, Policy 4 - Design of New Development and Local Distinctiveness and relevant Design Guidelines.

**85 PL.2025.05619 - Land South of West Kennet Farm, East Kennet -
WITHDRAWN**

This item was withdrawn from the agenda as it is being considered by the Eastern Area Planning Committee on 15 January 2026.

86 Urgent Items

There were no urgent items.

(Duration of meeting: 2.00 - 3.15 pm)

The Officer who has produced these minutes is Stuart Figini - Senior Democratic Services Officer, e-mail committee@wiltshire.gov.uk

Press enquiries to Communications, direct line 01225 713114 or email communications@wiltshire.gov.uk