

Northern Area Planning Committee

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 16 SEPTEMBER 2026 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Martin Denz JP (Chairman), Cllr Chuck Berry (Vice-Chairman), Cllr Matt Bragg, Cllr Nick Dye, Cllr Gavin Grant, Cllr Howard Greenman, Cllr Jacqui Lay, Cllr Ashley O'Neill, Cllr Elizabeth Threlfall, Cllr Chris Vaughan (Substitute) and Cllr Andrew Griffin (Substitute)

Also Present:

Cllr Sam Pearce-Kearney and Cllr Peter Wragg

61 **Apologies**

Apologies for absence were received from:

- Cllr Jon Atkey who was substituted by Cllr Andrew Griffin
- Cllr Augusta Urquhart-Nicholls who was substituted by Cllr Chris Vaughan

62 **Minutes of the Previous Meeting**

The minutes of the meeting held on 12 August 2026 were presented for consideration, and it was;

Resolved:

To approve and sign as a true and correct record of the minutes of the meeting held on 12 August 2026.

63 **Declarations of Interest**

There were no declarations of disclosable interest or dispensations granted by the Standards Committee.

64 **Chairman's Announcements**

The Chairman informed those in attendance of the procedures in place if there was to be a fire alarm.

65 **Public Participation**

No questions had been received from councillors or members of the public.

The Chairman welcomed all present. He then explained the rules of public participation and the procedure to be followed at the meeting.

66 **Planning Appeals and Updates**

The Planning Manager, Victoria Davis presented the Planning Appeals Update report, which had been received or determined since the last meeting of the Committee. It was noted that no appeal decisions had been received since the last Committee meeting.

Reference was drawn to the Members Briefing which had taken place on 8 September 2026, which had covered notable appeals, the national scheme of delegation and changes to national policy. Particular reference was made to the policy changes relating to developments outside of settlements and impact of weight to planning decision making. A recording of the Members Briefing was available to be viewed on the Councillor's Hub.

Resolved:

To note the Planning Appeals Update Report for 16 September 2026.

67 **PL.2025.04260 - Springfield School, Curzon Street, Calne**

Victoria Davis, Planning Manager presented a report which outlined installation of two number temporary modular units to provide four additional classrooms with toilet facilities. Part Retrospective. Details were provided on the principle of development, design and visual impact, site constraints, amenity impacts, impact on parking and highway safety, drainage and flood risk, impacts on biodiversity. A summary of matters raised in representations was also provided which included public consultation and no objection from Calne Town Council.

The Planning Manager also presented an additional Highways condition as well as noting a correction to the report that there was no habitat monitoring condition:

Condition

Within six months of the date of this permission, a review of the school drop off and collection arrangements associated with the development shall be undertaken and submitted to the Local Planning Authority for approval in writing. The review shall assess the effectiveness of the existing access, parking, drop-off, and collection arrangements and identify any measures necessary to ensure the safe and efficient operation of the site. The review shall include a timetable for implementing any agreed measures. The approved measures shall thereafter be implemented in accordance with the approved timetable and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to ensure the safe and efficient management of vehicle movements associated with the school.

No members of the public registered to present their views to the Committee.

The Neighbouring Unitary Member, Cllr Sam Pearce-Kearney then spoke regarding the application. Cllr Pearce-Kearney raised the following points that he was aware of the fantastic work being conducted by the school, whilst recognising the traffic issues which were being created which had led to tensions between the school and local community. Cllr Pearce-Kearney recognised the hard work of officers through parking enforcement and stated that the additional highways condition would ensure that the concerns of local residents would be heard whilst supporting the school.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on the potential impacts of security lighting, the length of time the temporary buildings were planned to be used for, the insulation which would be used in the temporary buildings. A point was raised about how enforceable the Highways condition would be as well as the potential consequences of enforcement after the 6-month period.

At the start of the debate a motion to ACCEPT the officer's recommendation was moved by Cllr Martin Denz and seconded by Cllr Howard Greenman.

During the debate, issues were raised including that there was a clear Highway safety issue and whether the application would potentially make the ongoing issues worse. The issue of taxis not being able to enter the site ahead of pick-up time was discussed and how this led to queuing on the road. It was suggested that the Highways condition would mean that the school would have to review their existing arrangements and agree a way forward to improve and not worsen the issue. A further point was made in relation to the congestion on the roads, with reference made to the other nearby school and sports club and how the organisations should potentially discuss working together to resolve the issue, with reference made to staggered drop-off and pick-up times during the pandemic which had improved the situation.

Points were made in relation to the excellent SEND provision provided by the school as well as that Cllr Gavin Grant, Cabinet Member for Finance would be happy to have a discussion with the SEND transport team to see how issues could be resolved. A further point was made in relation to adding a school traffic survey to the Highway condition, after which this was agreed as a friendly amendment to the original motion.

At the conclusion of the debate, it was,

Resolved:

That Planning Permission be GRANTED, subject to the following conditions:

CONDITIONS

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

Location Plan Ref 2135A-L01 received 22 Nov 2025 Proposed Site Plan Ref 2135A-PL10 B received 10 Nov 2025 Revised Proposed Elevations Ref 2135A-PL17 Received 7 May 2025 REVISED Proposed Elevations A & B Ref 2135A-PL14 Received 3 Jul 2025 REVISED Proposed Elevations C & D Ref 2135A-PL14A Received 3 Jul 2025

REVISED Proposed Roof Plan Ref 2135A-PL13B Received 3 Jul 2025 REVISED Proposed Ground Floor Plan Ref 2135A-PL12 Rev B Received 3 Jul 2025 Existing and Proposed Cross Sections - A Ref 2135A-PL16 received 7 May 2025 Drainage Layout Ref 7061-C-100 REV B– Received 19 Jun 2026 Drainage Exceedance Ref 7061-C-110 REV Received 19 Jun 2026 Revised Drainage Strategy Ref 7061-RP01 Issue 01 Feb 2026 Authored by SDS Consulting received 10 Feb 2026 Proposed Tree Location Plan Ref 2135A-L02 received 10 Nov 2025 Proposed Site Landscaping Plan Ref 2135A-PL11 B Received 10 Nov 2025 Construction Management Plan Ref CMS Architects Received 7 May 2025 Biodiversity Net Gain (BNG) Assessment Ref EEL981R250604SP The Springfield Academy Biodiversity Net Gain (BNG) Assessment CIC v1.1 Received 13 Nov 2025

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

2. The site shall be used only for activities directly associated with the operation of the school, including school-related community uses. All such activities shall take place within normal school operational arrangements and shall be restricted to between 07:00 and 19:00 Monday to Friday. No activities outside these times or unrelated to the authorised school use shall take place on the site.

REASON: In the interests of protecting the amenity of nearby residents and ensuring the use of the site remains appropriate to its established educational function, in accordance with Core Policy 57 of the WCS and Policy P3 of the National Planning Policy Framework.

3. Within two months of the date of this decision, details of cowls, hoods or other directional shielding to the existing external emergency lights located on the side and rear elevations of the modular classroom units shall be submitted to and approved in writing by the Local Planning Authority. The approved shielding measures shall be installed within one month of the written approval and thereafter permanently retained and maintained. The shielding shall be designed to direct illumination away from neighbouring residential properties and towards the school site only.

REASON: To safeguard the amenities of neighbouring residential occupiers by minimising light spill and glare, in accordance with Core Policy 57 of the Wiltshire Core Strategy and Policy P3 of the National Planning Policy Framework 4.

4. No external lighting, other than emergency lighting required for health and safety purposes, shall be operated outside the hours of 07:00 and 21:00.

Any lighting operating between 21:00 and 07:00 shall be limited to that necessary for emergency or security purposes only and shall not be illuminated continuously.

The lighting shall thereafter be retained and operated in accordance with the approved details and no additional external lighting shall be installed without the prior written approval of the Local Planning Authority.

REASON: To protect the living conditions of neighbouring residents from inappropriate evening and night-time light intrusion, in accordance with Core Policy 57 of the Wiltshire Core Strategy and Policy P3 of the National Planning Policy Framework.

5. Prior to any works that may affect the hedgerow along the eastern boundary, a Hedgerow Works and Management Note shall be submitted to and approved in writing by the Local Planning Authority. The Note shall outline:
 - Any works required for hedge maintenance or building access;
 - Measures to ensure the hedge continues to provide privacy and screening;
 - Replacement or infill planting where any small sections require trimming or removal, using appropriate native species.All works shall thereafter be carried out in accordance with the approved details.

REASON: To preserve the established boundary screening between the school and nearby dwellings, and to maintain the hedgerow's contribution to neighbour amenity and local wildlife, in accordance with Core Policies 57 and 50 of the Wiltshire Core Strategy.

6. Within 3 months of the date of this decision the specifications, number, design and locations of the Biodiversity Enhancements recommended in section 4.3 of the Preliminary Ecological Appraisal (Ellendale Environmental 23/05/2025), along with a timetable for their installation shall be submitted to and approved in writing by the local authority for approval. The approved features shall be installed in accordance with the agreed timetable.

REASON: To provide mitigation /enhancement for biodiversity.

7. Within six months of the date of this permission, a review of the school drop off and collection arrangements associated with the development shall be undertaken and submitted to the Local Planning Authority for approval in writing. The review shall assess the effectiveness of the existing access, parking, drop-off, and collection arrangements and identify any measures necessary to ensure the safe and efficient operation of the site and will include a school traffic survey. The review shall include a timetable for implementing any agreed measures. The

approved measures shall thereafter be implemented in accordance with the approved timetable and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to ensure the safe and efficient management of vehicle movements associated with the school.

Informatives

1. Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.
2. 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.
3. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

4. There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

68 **PL.2025.02257 - Land to the North of Whychurch Farm and West of Crudwell Road, Malmesbury**

Public Participation

Will Cobley spoke in support of the application.

Cllr Jumana Akhtar spoke on behalf of Malmesbury Town Council.

Oliver Phippen, Principal Planning Officer presented a report which outlined planning application (with all matters reserved except access) for residential

development, including the construction of up to 149 dwellings, new vehicular access with footways and cycleways, public open space, landscape and associated infrastructure.

Details were provided on the principle of development, scale, design and landscape impact, heritage and archaeology, residential amenity, access, parking and sustainable transport, ecology and biodiversity, flood risk and damage, environmental considerations, energy and sustainability, planning balance. A summary of matters raised in representations was also provided.

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

The Local Unitary Member, Cllr Gavin Grant then spoke regarding the application. Cllr Grant raised the following points with it stated that there had been an on-going battle against speculative development in Malmesbury, with it suggested that planning permissions were sought and granted only to be later banked by developers, with examples of such action across the county cited. A point was made about the impact that the development would have on the surrounding traffic on the nearby roads with further phases of homes in the area also set to be built with Malmesbury having taken on in excess of 750 homes. Reference was also made to sustainability issues and though financial contributions were welcomed, there would be no additional carparking at the Malmesbury Primacy Care Centre for such accommodation.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on the provision of affordable housing, whether the Malmesbury Neighbourhood Plan had allocated sites in it and whether there would be pedestrian routes suitable for users with disabilities. Clarity was sought on the flood risk of the site and whether the flood mitigations on site would likely have impacts for those off site. Further questions were asked regarding vehicular access to the site via Fraser Way and whether there was the potential to vary the use of existing footpaths to be bridleways to enable cycling.

At the start of the debate a motion to ACCEPT the officer's recommendation was moved by Cllr Martin Denz and seconded by Cllr Chuck Berry.

During the debate, issues were raised such as how such developments could potentially harm Malmesbury through over-population having already taken on 750 new homes as a result of the need for housing and that such developments were not sustainable and simply filled in surrounding fields. Further points were made about the sustainability of the site and how the proposed cycling provision was dangerous as a result of the site access and Filands Road. It was also noted that the footpaths cited had been installed as part of the Bloor Avon Rise development and were separate to the application in front of the Committee. The history of Malmesbury was drawn upon and how this should be celebrated and protected.

Further points were made about the current situation within the planning system and how the Committee had repeatedly fallen to developers rather than being able to be plan led when considering applications. Additional reference was made to the unsatisfactory access to the site and how it was poor that the site only had one shared access road with another development. A point was also made about the need for normal homes for working class people who would be starting their lives and attempting to get onto the property ladder.

The Planning Manager made reference to the new NPPF and how certain forms of development should be approved to meet unmet need unless the benefits should be outweighed. It was stated that the Committee would need to be clear on what the specific planning harms were should they choose to refuse the application.

The motion was then taken to the vote and after which the motion fell. Therefore a motion to REFUSE the officer's recommendation was moved by Cllr Gavin Grant and seconded by Cllr Chuck Berry.

The Chairman called the meeting to a break at 5pm and resumed the meeting at 5.10pm.

At the conclusion of the debate, it was,

Resolved:

That contrary to the Officer recommendation the application be REFUSED with delegation assigned to Officers for reason for refusal with reference to the NPPF S5.J(i) the development does not relate well to the existing settlement in terms of accessibility and there would be insufficient junction capacity. In addition there would be unacceptable landscape and heritage harm

69 **PL.2026.01343 and PL.2026.01528 - The Burford Brown, 22 Church Street, Lacock**

Public Participation

Gerry Finley spoke in support of the application.

Jane Watling spoke in support of the application.

John Baumber spoke in support of the application.

Dr Louise Heren spoke on behalf of Lacock Parish Council.

Peter Crozier, Senior Planning Officer presented a report which outlined construction of replacement outbuilding to create additional guest accommodation and restaurant dining area, replacement windows (like for like), and new surfacing to forecourt. Details were provided on the principle of development, design and impact on the character and appearance of the area, and impact on heritage assets, site and surrounding areas, highways safety and parking, ecology and biodiversity, planning balance.

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

The Local Unitary Member, Cllr Peter Wragg then spoke regarding the application. Cllr Wragg raised the following points with reference made to how the decision involved would be a fine balance. Cllr Wragg suggested that through professional evidence the harm would be limited and would be outweighed by the benefits with reference made to points HE6.4, HE5 and HE4.1 of the NPPF, in which the use of the site would be maintained in order for a community asset to be restored which would make a positive community contribution. Reference was made to the decline in pubs and how traditional pubs were needing to diversify their offerings through accommodation in order to survive; which this application would allow for. Cllr Wragg requested that the Committee approved the applications subject to conditions in order to bring the community asset back to life for the good of Lacock.

Cllr Howard Greenman left the meeting at 5.50pm.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on the Financial Viability Appraisal (FVA) and how the application if successful would increase the number of bedrooms from 6 to 8. Further clarity was provided on the FVA, with it noted that a consistent agreement had not been reached between the estates officer and FVA. Further details were sought on the enforcement history of the building and the consultation input from the National Trust, who had objected to the application on the grounds of the scale of the proposal taking away the subservience of the outbuilding element. It was also suggested that a newly built stone structure had not been built within Lacock within the last 100 years. Clarity was also provided on the fabric of the building, with it stated that though the cladding and roof had been replaced with modern materials, the plinths and timber framing were Victorian and mid-19th century. It was also clarified that in general Listed Buildings did not include out-buildings though within the law they were considered to be within the curtilage and protected by the listing.

Further technical questions were asked with it suggested that the original building could be repaired. Detail was also provided on the maintenance of the gutters on the property and the impacts that this had caused to a neighbouring building.

At the start of the debate a motion to ACCEPT the officer's recommendations was moved by Cllr Ashley O'Neill and seconded by Cllr Matt Bragg.

During the debate, issues were raised such as the history of Lacock and how this was one of two unspoilt villages in Wiltshire. Cllr O'Neill spoke about his personal family history with Lacock and how the village had been gifted to the National Trust in 1944 in order for protection and preservation. Points were made about how something needed to be done in relation to the building, with it questioned whether the proposed design was the right decision. Suggestions were made that if the design of the application was to be tailored to preserve the original fabric of the building, then there was a possibility it could be

achievable. The notion of wanting pubs to survive and having to adapt their offering to maintain business was also discussed, with the desire for commercial success understood. Further points were made that the building was worth saving in order to maintain the character of the building and village.

At the conclusion of the debate, it was,

Resolved:

That planning permission be REFUSED for the following reason:

The application proposes the removal of part of a significant and important element of the listed building and as such results in harm arising to the significance of the designated heritage assets of the listed building itself, as well as the Lacock Conservation Area. This harm and adverse effects substantially outweigh the public benefits arising and as such the application should be determined in accordance with the development plan, with the design and heritage harm arising conflicting with Core Policies 57(i)(iii) and (iv), and 58 (WCS), as well as Policy S4 and Section 20 (HE4, HE5, HE6 and HE9) of the NPPF.

That Listed Building Consent be REFUSED for the following reason:

The application proposes the removal of part of a significant and important element of the listed building and as such results in harm arising to the significance of the designated heritage assets of the listed building itself, as well as the Lacock Conservation Area. The proposed replacement-built form is not considered to be of appropriately high-quality design and appearance, exacerbating the harm arising. This harm and adverse effects substantially outweigh the public benefits arising and as such the application should be determined in accordance with the development plan, with the design and heritage harm arising conflicting with Core Policies 57(i)(iii) and (iv), and 58 (WCS), as well as Policy S4 and Section 20 (HE4, HE5, HE6 and HE9) of the NPPF.

Cllr Jacqui Lay left the meeting at 6.45pm.

70 PL.2026.02765 - Hullavington Primary School

Public Participation

Peter Ward spoke in support of the application.

Isobella Wise, Senior Planning Officer presented a report which outlined the replacement of two mobile classroom buildings with a new, permanent three-classroom extension. Details were provided on the proposed development, site and surroundings, design and impact on neighbouring amenity, highway safety and parking, ecology, biodiversity and trees, flood risk and drainage, planning balance.

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

Councillor Andrew Griffin read out a statement on behalf of Local Unitary Member, Cllr John Atkey then spoke regarding the application. The statement was fully supportive of the application and expansion of the school whilst being aware of the wider pressures to deliver housing across Wiltshire.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on the security lighting and whether this could be PIR driven to illuminate part of the ROW alleyway alongside the site.

At the start of the debate a motion to ACCEPT the officer's recommendation was moved by Cllr Ashley O'Neill and seconded by Cllr Gavin Grant.

During the debate, issues were raised such as the benefits of having properly built classrooms and facilities.

At the conclusion of the debate, it was,

Resolved:

That Planning Permission be GRANTED, subject to the following conditions:

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 shall be carried out in accordance with the following amended plans and details:

- i) received 29.04.2026:

Site location and block plan, 2425-FTP-XX-HSXX-DR-A-1001-P03; Proposed site plan, 2425-FTP-ZZ-HS00-DR-A-1005-P03;

Proposed ground floor plan, 2425-FTP-ZZ-HS00-DR-A-1006-P03; Proposed roof plan, 2425-FTP-XX-HSRF-DR-A-1007-P03; Proposed section, 2425-FTP-ZZ-HSZZ-DR-A-3101-P03;

- ii) received 09.07.2026:

General arrangement plan, 2425-RF-XX-HSXX-DR-L-1000 P04; Proposed South and West elevations, 2425-FTP-ZZ-HSZZ-DR-A-2211 P04; Fence details '868 Twin-Wire Rigid Mesh'.

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

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

i) received 29.04.2026:

Tree Protection Plan. 24 April 2026. Arbtech. Project No. 43495563. Drawing No. PP01. Rev. 01;

Arboricultural Method Statement. 27 April 2026. Arbtech. Arbtech Project Ref. 43495563; Section 6 and 7 of the Ecological Survey Report. April 2026. Diversity Environmental Consultants Ltd.

Report Ref. d595.1; Arboricultural Impact Assessment. 24 April 2026. Arbtech. Project No. 43495563. Drawing No. AIA01. Rev. 01;

Information to support BNG. July 2026. Diversity Environmental Ltd. Report ref. d595.4; The Statutory Biodiversity Metric. 28 April 2026. Iteration. 1;

ii) received 15.05.2026:

Planting Plan. 15 May 2026. Roundfield. Drawing No. 2425-RF-XX-HSXX-DR-L-2000. Rev. P02; Planting Schedule. 27 April 2026. Roundfield. 2425-RF-XX-HSXX-SCH-L-6000. Rev. P01;

iii) received 09.07.2026:

Proposed North and East Elevations. 24 June 2026. Footprint Architects. Drawing No. 2425-FTP-ZZ HSZZ-DR-A 2210. Rev. P04.

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

4. 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 minimise impacts on biodiversity caused by light spillage to areas above and outside the development site.

5. No development shall commence until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the principles set out within the Drainage Strategy prepared by SWJ Consulting Engineers (Ref. 2425-SWJ XX-HSXX-RP-C-0500 Revision P01 dated 27 April 2026) and shall include:

- a) Detailed hydraulic calculations for all events up to and including the 1 in 100 year plus 40% climate change event;
- b) Construction details of all SuDS components;
- c) Flow control details;
- d) Exceedance flow routing;
- e) Outfall details;
- f) A management and maintenance plan for the lifetime of the development.

The approved scheme shall be implemented prior to first use of the development and maintained thereafter in accordance with the approved details.

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

6. No development shall commence on site (including any works of demolition), until a Construction Management Statement, together with a site plan, has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include the following:
 - a) the parking of vehicles of site operatives and visitors;
 - b) number and size of delivery vehicles/ construction vehicles loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) wheel washing facilities;
 - e) measures to control the emission of dust and dirt during construction;
 - f) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - g) and measures for the protection of the natural environment.
 - h) hours of construction, including deliveries;
 - i) pre-condition photo survey

The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

Where any damage related to the development, when compared with the pre-condition photo, is identified the damage shall be put right to the satisfaction of the Local Highways Authority within 6 months of the development completion.

REASON: 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.

7. prior to the first use of the development permitted, the approved parking, cycle parking and associated turning areas shall be constructed and provided on site. The approved parking, cycle parking and associated turning areas shall be maintained for the lifetime of the development.

REASON: In order to ensure that suitable parking and turning areas are provided on site.

8. The soft landscaping shown on the approved plans shall be carried out in the first planting season following completion of the development, or first use of the building, whichever is the sooner. Any trees, shrubs or plants which, within a period of five years from planting, die, are removed,

become seriously damaged or diseased shall be replaced during the next planting season with others of a similar size and species.

REASON: To ensure a satisfactory landscaped setting for the development and in the interests of biodiversity enhancement.

9. Within 3 months of the first occupation of the replacement classrooms hereby approved, the existing temporary classrooms and nursery buildings shown on the approved plans as to be demolished, shall be removed from the site and all resultant materials and debris shall be removed. The land shall thereafter be restored and landscaped in accordance with the approved plans.

REASON: To ensure the satisfactory appearance and operation of the site.

10. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of neighbouring amenity.

71 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 pm - 7.05 pm)

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

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