

Town & Country Planning Act 1990

Notification of Full Planning

Application Reference Number: 16/03988/FUL

Agent Chris Blandford Associates The Old Crown High Street Blackboys Uckfield TN22 5JR	Applicant English Heritage FAO Kate Davies Stonehenge Visitor Centre Amesbury Wiltshire SP4 7DE
Particulars of Development: Permanent use of temporary coach park and modification of existing coach park to create 53 coach spaces and 26 motorhome spaces; construction of ancillary building for new coach visitor facilities; change of use from agricultural land and creation of new visitor transit system turnaround area for shuttle bus use; creation of extended visitor transit system turnaround area for shuttle bus use; decommissioning of existing visitor transit system turnaround area; all with associated ancillary and landscaping works.	
At: Stonehenge Visitors Centre, Airmans Corner, SP4 7DE	

In pursuance of its powers under the above Act, the Council hereby grant **PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 187 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 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 hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement dated April 2015 received 18/04/16

Planning Statement dated April 2016 received 18/04/16

Landscape & Visual Impact Assessment dated April 2016 received 18/04/16

Heritage Impact Assessment dated April 2016 received 18/04/16

1515/253 Rev P5 dated 13/04/16 received 18/04/16
 1515/242 Rev P13 dated 13/04/16 received 18/04/16
 1733/010/020 Rev C dated 14/04/16 received 18/04/16
 1733/10/21 Rev A dated 13/04/16 received 18/04/16
 1733/10/23 dated 13/04/16 received 18/04/16
 HED.1152.103 Rev A dated 04/04/16 received 18/04/16
 HED.1152.104 Rev A dated 04/04/16 received 18/04/16
 HED.1152.105 Rev A dated 05/04/16 received 18/04/16
 HED.1152.SK002 Rev A dated 04/04/16 received 18/04/16
 1733/10/25 Rev A dated 13/04/16 received 18/04/16
 1515/215 Rev P8 dated 13/04/16 received 18/04/16
 1515/272 Rev P4 dated 13/04/16 received 18/04/16
 1515/273 Rev P4 dated 13/04/16 received 18/04/16
 1515/216 Rev P8 dated 13/04/16 received 18/04/16
 1515/270 Rev P4 dated 13/04/16 received 18/04/16
 1515/271 Rev P4 dated 13/04/16 received 18/04/16
 1515/211 Rev P8 dated 13/04/16 received 18/04/16
 HED.1152.106 dated 14/03/16 received 18/04/16
 1515/251 Rev P7 dated 13/04/16 received 18/04/16
 1733/10/026 Rev A dated 13/04/16 received 18/04/16
 1733/10/22 Rev A dated 13/04/16 received 18/04/16
 12246-1 Rev 0 dated 13/04/16 received 18/04/16
 12246-2 Rev 0 dated 13/04/16 received 18/04/16
 12246-3 Rev 0 dated 13/04/16 received 18/04/16
 12246-4 Rev 0 dated 14/04/16 received 18/04/16
 12246-5 Rev 0 dated 14/04/16 received 18/04/16
 12246-6 Rev 0 dated 14/04/16 received 18/04/16
 12246-7 Rev 0 dated 14/04/16 received 18/04/16
 12246-8 Rev 0 dated 14/04/16 received 18/04/16
 12246-9 Rev 0 dated 14/04/16 received 18/04/16
 1733/10/07 Rev A dated 12/02/16 received 28/06/16
 1733/10/08 Rev A dated 12/02/16 received 28/06/16
 1733/10/09 Rev B dated 02/06/16 received 28/06/16
 1733/10/10 Rev B dated 02/06/16 received 28/06/16
 1733/10/13 Rev B dated 02/06/16 received 28/06/16
 1733/10/14 Rev B dated 02/06/16 received 28/06/16
 1733/10/15 Rev B dated 02/06/16 received 28/06/16
 1733/10/16 Rev B dated 02/06/16 received 28/06/16
 1733/10/30 Rev A dated 24/06/16 received 28/06/16
 1733/10/34 dated 02/06/16 received 28/06/16
 11110205R_Wiltshire Highways Comments_Responses_Final_28-06-16 received
 28/06/16
 Email from Alan Baxter Ltd to Wiltshire Council 30/06/16 17:06
 Email from Chris Blandford Associates to Wiltshire Council 28/06/16 20:47

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

- 3 Prior to the commencement of the development hereby approved, details for temporary parking of coaches displaced from the development area during the course of the works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure an adequate supply of coach parking at the Stonehenge Visitor Centre site during the works.

- 4 Notwithstanding the submitted drawings showing the proposals for directing pedestrian arrivals in the vicinity of the A344 junction with Byway 12, prior to the

commencement of the development hereby approved further details shall be submitted to and approved in writing by the Local Planning Authority demonstrating how pedestrians using the signed and lined route on the southern side of the A344 can access the Stones without having to cross the A344 or to walk within the route used by the Visitor Transit System to the east side of Byway 12. The approved details shall be implemented before the proposed bus turning arrangements are brought into effect.

Reason: In the interests of highway and visitor pedestrian safety.

- 5 Notwithstanding the submitted drawing showing the access and egress arrangements for the extended visitor coach park area at the north-west side of the coach park, prior to the commencement of the development hereby approved further details shall be submitted to and approved in writing by the Local Planning Authority demonstrating how the potential conflict between arrivals and departures will be eliminated or managed. The approved arrangements shall be implemented before the coach/motorhome park extension area is first brought into use.

Reason: In order remove the conflicts between coaches arriving at and departing from the extended area of coach parking, and potential consequences on other departing traffic.

- 6 Prior to the Visitor Transit System operations hereby approved coming into effect, a Coach/Motorhome Parking and Visitor Transit System Management Plan shall first have been submitted to and approved in writing by the Local Planning Authority. The Coach/Motorhome Park and the Visitor Transit System shall be operated at all times in accordance with the management plan so approved.

Reason: In order to ensure that the coach/motorhome parking areas are operated and managed in a manner consistent with the safe practices, and to ensure that pedestrian users of the A344 are not exposed to unnecessary risk resulting from its use by the Visitor Transit System.

- 7 Prior to the commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of highway safety.

- 8 No development approved by this permission shall be commenced until a scheme for surface water drainage, incorporating pollution prevention measures, has been submitted to and agreed in writing by the Local Planning Authority, in consultation with the Environment Agency. The scheme shall be fully implemented as agreed.

Reason: To protect controlled waters from pollution, particularly the local groundwater.

- 9 No development shall commence until details of the foul drainage disposal package treatment plant have been submitted to and agreed in writing by the Local Planning Authority. These details must include a future ownership/maintenance regime. The development shall be undertaken in accordance with the approved details.

Reason: 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 ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health

or the environment.

- 10 No development shall commence within the area indicated (proposed development site) until:
- " A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- " The approved programme of archaeological work has been carried out in accordance with the approved details.

Reason: To enable the recording of any matters of archaeological interest.

- 11 Before development commences a scheme for controlling the movement of coaches exiting the coach park, including the introduction of a restriction prohibiting the right turn movement of coaches onto the B3086, and details of timing of implementation of the works, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not come into use until the approved scheme has been completed.

REASON: In order to ensure that mitigating highway works are undertaken before the development comes into use in the interests of highway safety.

INFORMATIVES:

1. Wiltshire Council own the row of Beech trees shown on plan 1515/242 Rev P13 (located between the A344 and the coach park/VTS turning loop). These trees help to screen the coach parking and are therefore important landscape features. Any tree works other than those shown on plan 1515/242 Rev P13 will require further consent from Wiltshire Council.

2. Wiltshire Council's Highways department has requested a Road Safety Audit be undertaken in relation to the shared usage of the A344 between the VTS and pedestrians, due to the variance in maximum speed between the existing and previous VTS vehicles. The applicant should contact the relevant Council department as soon as is practicable to discuss this matter.

3. A full oil retention interceptor should be installed as part of the surface water drainage for the proposed coach park, of a sufficient size to deal with the increased size and risk of oil spills and leaks.

4. An application to vary the abstraction licence SW/043/0021/003 will need to be submitted to the Environment Agency as the proposal contains information that the potable abstraction will be above the licenced limits. Pre-application guidance sought with the Environment Agency is welcomed - contact Carol Pediani on 02030 259285). Online application guidance is at the following link:

<https://www.gov.uk/government/publications/water-abstraction-application-for-a-water-resources-licence>.

A variation to the licence can take up to 13 weeks to determine and approve any increase in volumes abstracted above existing abstraction limits.

5. The Environment Agency request that the applicant provides confirmation that the

permitted sewage discharge volume will be complied with. (The proposal only states that the treatment volume will be "within the manufacturer's designed process capability of the MBR plant"). This confirmation should be sent to Carol Pediani - carol.pediani@environment-agency.gov.uk.

6.Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- oils/chemicals and materials
- wheel washing and vehicle wash-down
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

7.The archaeology work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office and there will be a financial implication for the applicant. The applicant should be aware that, if archaeological remains are encountered, this may have an effect on their programme of works. If human remains are encountered during the works, they cannot be removed without the appropriate permissions.

Signed



Director for Economic Development & Planning

Dated: 25th July 2016

Town and Country Planning Act 1990
PERMISSION FOR DEVELOPMENT

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.

In particular the applicant is reminded of the following matters:-

- 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>). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

Appeals where an enforcement notice has been issued. Article 33 (2) (b) & (c) of the Town and Country Planning (Development Management Procedure) (England) Order 2010, provides that a shorter time limit to appeal to the Secretary of State shall apply where an enforcement notice has been served, as follows:-

'Type A appeal', 28 days from— the date of the notice of the decision or determination giving rise to the appeal; or

expiry of the specified period;

'Type B appeal', 28 days from the date on which the enforcement notice is served;

['Type A appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) was served no earlier than 2 years before the application is made;

(b) was served before— (i) the date of the notice of the decision or determination giving rise to the appeal; or (ii) the expiry of the specified period; and

(c) is not withdrawn before the expiry of the period of 28 days from the date specified in sub-paragraph (b);

'Type B appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) is served on or after— (i) the date of the notice of the decision or determination giving rise to the

appeal, or (ii) the expiry of the specified period;

(b) is served earlier than 28 days before the expiry of the time limit specified— (i) in the case of a householder appeal, in paragraph (2)(a) of the Order; or (ii) in any other case, in paragraph (2)(d) of the Order; and

(c) is not withdrawn before the expiry of the period of 28 days from the date on which the enforcement notice is served.]”

3. **Purchase Notices.** If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
4. **Compensation.** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
5. **Discharge of Conditions.** There is now a fee for applications to discharge planning conditions, details of which are set out on the Council’s website. The fee is payable per request and not per condition. The fee must be paid when the request is made, and cannot be received retrospectively. It does not matter when the permission was granted as long as it remains extant. The request, identifying the permission (with reference number) and the conditions concerned, should be made by using the 1 APP forms which are available on the Councils Website or the Planning Portal.

You are advised that the local planning authority has up to 12 weeks to consider the request, that you apply well in advance of when you intend to start work

6. **Street naming and numbering.** If this permission relates to the creation of new dwellings/commercial units or conversion of buildings into dwellings/commercial units, you are required to apply for street naming and numbering to ensure that the new buildings are allocated accurate addresses and registered with the Royal Mail. Relevant application forms, guidance notes and fee sheets are available to download at <http://www.wiltshire.gov.uk/planninganddevelopment/streetnaming> or you can contact the Address Information Team on 01225 770508 or by email at streetnaming@wiltshire.gov.uk