

Members are requested to CONSIDER making an additional representation to include Section 106 agreement considerations regarding planning application PL/2025/03211 - Land off Meadow Springs.

Current Position

An extraordinary meeting has been called to discuss making a further representations to Wiltshire Council's planning department regarding the outline planning permission application for the development of up to 56 dwellings on land off Meadow Springs. The decision date on the planning portal is Friday 19 September and as such any further representations need to be uploaded immediately after the extraordinary meeting.

The Parish Council has already submitted an objection to the development and requested that it is "called in" to the strategic planning committee if the planning officer is minded to approve the application. As at 9 September, there were 154 representations on the planning portal. The majority of these are from residents and object to the development.

If planning permission is granted, it is now that there is an opportunity to set out planning obligations to mitigate the impact of development. These are usually referred to as Section 106 agreements.

There is a concern that identifying anything under this agreement indicates that there is an agreement to the development however this is not the case; the planning department can see from the objections that it is not welcome.

Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Further information on the application can be found at:

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000DXoY1IAL/pl202503211>

Further information on planning obligations (section 106) can be found at:

<https://www.gov.uk/guidance/planning-obligations>

Action Required

At the meeting, the Parish Council should:

- consider whether to request items to be included in any Section 106 agreement
- consider if any additional comments are to be made.