

STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 31 AUGUST 2011 AT BRADLEY ROAD, TROWBRIDGE.

Present:

Cllr Mark Connolly, Cllr Andrew Davis (Chairman), Cllr Peter Fuller, Cllr Charles Howard, Cllr Chris Humphries, Cllr Julian Johnson, Cllr Francis Morland, Cllr Stephen Petty, Cllr Anthony Trotman and Cllr Fred Westmoreland

Also Present:

Cllr Alan Hill

26. Apologies for Absence

Apologies for absence were received from Cllr Christine Crisp, Cllr Ian West and Cllr Graham Wright.

27. Minutes of the Previous Meeting

Resolved:

To confirm and sign as a correct record the minutes of the Committee meeting held on 6 April 2011.

28. Declarations of Interest

There were no declarations of interest.

29. Chairman's Announcements

The Chairman announced that the following application had been withdrawn from the agenda due to an error in failing to notify the objectors to the application of the date of this meeting :-

Item No 6 – S/2011/0207/FUL – Rowbarrow Phase 3, Downton Road, Salisbury, SP2 8AS – Erection of 68 Houses and Associated Works for Persimmon Homes (South Coast)

The application would now be considered at the next Committee meeting on 28 September 2011 and this would be preceded by a site inspection on the same day.

30. **Public Participation and Councillors' Questions**

Members of the public addressed the Committee as set out in Minute No 32 below.

There were no questions received from members of the public or members of the Council.

31. **S/2011/0207/FUL - Rowbarrow Phase 3, Downton Road, Salisbury, SP2 8AS - Erection of 68 Houses and Associated Works for Persimmon Homes (South Coast)**

It was noted that this application had been withdrawn from the agenda due to an error in failing to notify the objectors to the application of the date of this meeting.

The application would now be considered at the next Committee meeting on 28 September 2011 and this would be preceded by a site inspection on the same day.

32. **N/11/01816/WCM - Units 3-5, No 2 Porte Marsh Road, Porte Marsh Industrial Estate, Calne, SN11 9BW - Temporary Change of Use to a Recyclables Management Facility with Ancillary Activities for Hills Waste Solutions Ltd**

The following person spoke against the proposal:

Cllr Caroline Ramsey, Chairman, Planning Committee, Calne Town Council

The following person spoke in favour of the proposal:

Ms Andrea Pellegram, representing the applicant

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application. He introduced the report which recommended that the planning application be approved subject to conditions.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of the public as detailed above, expressing their views regarding the planning application.

Cllr Alan Hill, the member for an adjoining Calne Division, expressed his concern about the potential traffic movements that could well be generated as a result of the development and the effects on the neighbouring school particularly at start and finishing times.

The Committee also received the views of the Calne Area Board that no decision should be taken until an independent traffic analysis had been undertaken.

Some Members also expressed concern at the likely increase in vehicle movements that could well result from the proposed temporary change of use and drew attention to the additional potential dangers resulting from parents transporting children to and from the local school. However, it was noted that the Highway Authority had raised no objections. It had stated that the proposal would involve a good number of vehicular movements with the majority of them being larger vehicles. However, the application site was located within an industrial area which would easily accommodate this change of use. The proposal was of a temporary nature and the Highway Authority was satisfied that there would be minimal effect on the adjoining highway.

Resolved:

To grant planning permission for the following reasons:-

The Council is of the opinion that the proposed development is in accordance with the Development Plan and that there are no material considerations that indicate the decision should be made otherwise. The proposal is of modest scale and temporary nature and is considered acceptable in this industrial area. This temporary facility would support wider initiatives to increase the amount of waste that is recycled until such time as permanent facilities can be provided elsewhere.

The policies relevant to this decision are: Policies WCS1, WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy DPD and Policies WDC2 and WDC11 of the Wiltshire and Swindon Waste Development Control Policies DPD.

Subject to the following conditions:

- 1. The use hereby permitted shall be discontinued and the site cleared of any plant, machinery or materials associated with the use on or before 31 October 2014. Written notification of the date of commencement shall be sent to the Waste Planning Authority within seven days of such commencement.**

Reason: To ensure the development is carried out in accordance with submitted application and approved details.

2. No development shall take place until details of a sign[s], advising drivers of vehicle routes to be taken upon exiting the site, have been submitted to and approved in writing by the Waste Planning Authority. The development shall be implemented in accordance with the approved details with the sign[s] being erected and thereafter maintained at the site exit for the duration of the development hereby permitted.

Reason: In the interests of safeguarding local amenity.

Policy: WDC2 and WDC11 of the Wiltshire and Swindon Waste Development Control Policies DPD

3. No development shall take place until a Lorry Routeing Plan, detailing the routeing of HGVs to and from the site, has been submitted to and approved in writing by the Waste Planning Authority. The plan shall identify the arrangements for:

- i) monitoring of the approved arrangements;
- ii) ensuring that all drivers of vehicles under the control of the applicant are made aware of the approved arrangements, and;
- iii) the disciplinary steps that will be exercised in the event of default.

The approved plan shall be implemented for the duration of the development hereby permitted.

Reason: In the interests of safeguarding local amenity.

Policy: WDC2 and WDC11 of the Wiltshire and Swindon Waste Development Control Policies DPD

4. No waste other than those waste materials defined in the application details shall enter the site.

Reason: Waste material outside of the aforementioned would raise alternate additional environmental concerns, which would need to be considered afresh.

Policy: WDC2 of the Wiltshire and Swindon Waste Development Control Policies DPD

5. No deposition, processing, handling or transfer operations shall take place on site outside the confines of the building hereby approved for this purpose and no loose waste materials shall be deposited or stored on the adjacent open area.

Reason: To ensure an acceptable form of development is achieved in the interests of the appearance of the site and local amenity.

Policy: WDC2 of the Wiltshire and Swindon Waste Development Control Policies DPD

6. Deliveries of waste to the site and dispatch of materials, inclusive of movement of vehicles to and from the site, shall be confined to between the hours of:

07.00 to 18.00 Mondays to Fridays

07.00 to 13.00 on Saturdays

07.00 to 18.00 on Saturdays that follow Public/Bank Holidays

No waste shall be delivered or accepted or dispatched on Sundays or Bank or Public Holidays.

Reason: In the interests of limiting the effects on local amenity.

Policy: WDC2 of the Wiltshire and Swindon Waste Development Control Policies DPD

33. Urgent Items

The Chairman agreed that the following matter be taken as an item of urgent business so that arrangements could be made in good time for a site visit, as requested by the local Member.

N/10/04575/OUT – Ridgeway Farm, Common Platt, Purton, Swindon, SN5 9JT - Residential Development (Up to 700 Dwellings), 10.6 Hectares of Green Infrastructure Including Public Open Space, Associated Works, Up to 560 Square Metres of D1 (Non-Residential) Floorspace, Primary School and Demolition of Existing Buildings

Resolved:

To hold a site visit on Wednesday 19 October 2011, during the morning in which Members could familiarise themselves with the site, prior to consideration of the planning application.

(Duration of meeting: 10.30 - 11.30 am)

The Officer who has produced these minutes is Roger Bishton, of Democratic & Members' Services, direct line 01225 713035, e-mail roger.bishton@wiltshire.gov.uk

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