



## REGULATORY COMMITTEE

MINUTES of a MEETING of the REGULATORY COMMITTEE held at COUNTY HALL, TROWBRIDGE on WEDNESDAY 10 MAY 2006.

### PRESENT:

Mr M Connolly (Chairman), Mr PR Davis, Mr AN Deane, Mrs HM Dixon, Mrs SK Doubell, Mrs MEM Groom, Mr JP Johnson, Mr A Molland, Mrs P Rugg, Mrs MSN Taylor, Mr IC West and Mr RS While.

Mr A Davis, Mrs JA Scott and Mr TR Sturgis also attended the meeting.

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### 11. Minutes of Previous Meeting

*Resolved: To confirm and sign the minutes of the Committee meeting held on 19 April 2006.*

12. **Bishops Canning/Roundway: Section 73 Application to operate Household Recycling Centre at Hopton Park, London Road, Devizes, without complying with Conditions 3 and 4 of planning permission K.46368 (amendment to opening hours) for Hills Minerals & Waste Ltd (K.53833)** On considering a report by the Director of Environmental Services,

*Resolved: To grant planning permission, subject to the conditions set out in the Director's report.*

13. **Christian Malford: Change of Use from Scrap Yard to Waste Transfer Station, Construction of Waste Sorting Bay, New Vehicular Access, Skip Storage Area and Landscaping (Retrospective) – Land at 28 Main Road for Mr JD Porter (N.05.07003)** At the beginning of the item the Committee received statements from the following members of the public expressing concern in relation to the planning application:

- Mrs C Crisp, Local District Councillor and local resident
- Ms N Thurston-Smith, local resident

Mr M Willis, as an agent representing the applicant then made a statement in answer to several of the points made by the objectors.

The Chairman thanked all speakers for their statements which would be taken into account during the course of the debate.

The Committee then considered a report by the Director of Environmental Services and representations recently received from Mr G Harley and Mr P Stevenson, local residents. Members of the Committee also received comments from Mrs JA Scott as the local County Councillor and Mr TR Sturgis, as the Cabinet Member for Planning and Waste.

**Resolved:**

(1) *To grant planning permission subject to the following conditions:-*

1. *Within three months of the date of this permission the site access road, its junction with the public highway, the visibility splays and the parking and manoeuvring areas shall be laid out, constructed and surfaced in accordance with details which shall have first been approved in writing by the Waste Planning Authority. These areas shall thereafter be retained and kept available for these purposes for the duration of the development. The visibility splays shown on Drawing No. 1206/01/A/B dated March 2006 shall be provided and maintained free of all obstruction to visibility at or above 600mm above the nearside carriageway level.*

**Reason:** *In the interests of highway safety.*

2. *Within three months of the date of this permission the screening mound as shown on Drawing No. 1206/01/A/B dated March 2006 shall be constructed in full and to a height of 900mm.*

**Reason:** *The provision and maintenance of a satisfactory degree of landscaping is considered essential in the interests of visual amenity and to define the site boundaries.*

3. *Within three months of the date of this permission a detailed scheme for the landscaping of the site shall be submitted to the Waste Planning Authority for approval. Such scheme shall provide full details of the indicative scheme shown on Drawing No. 1206/01/A/B dated March 2006 and include:*

- (a) *The positions, species, density and initial sizes of all new trees and shrubs*
- (b) *The programme of implementation of the scheme*
- (c) *The arrangements for subsequent maintenance*
- (d) *The provision of a wooden fence along the northern boundary of the site alongside the B4069.*

*The scheme as approved shall be carried out in full.*

**Reason:** *The provision and maintenance of a satisfactory degree of landscaping is considered essential in the interests of visual amenity.*

4. *The scheme of landscaping as approved under condition 3 above shall be carried out in the planting season coinciding with or immediately following its approval by the Waste Planning Authority. Within five years of planting any trees, shrubs or other plants that die, become diseased, are removed or damaged shall be replaced in the first available planting season with others of a similar size and species in accordance with the details of the approved scheme.*

**Reason:** *The provision and maintenance of a satisfactory degree of landscaping is considered essential in the interests of visual amenity.*

5. *The existing access to the dwelling at 28 Main Road shall be permanently and effectively closed to commercial vehicles within 28 days of the bringing into use of the new access.*

**Reason:** *In the interests of highway safety.*

6. *Operations authorised by this permission, including commercial vehicles entering and leaving the site, shall be restricted to the following periods:*

*08.00 hours to 18.00 hours Monday to Friday  
08.00 hours to 13.00 hours Saturday*

*and shall not take place on Sundays or Bank or Public Holidays.*

**Reason:** *To protect the amenities of local residents and visitors to the area.*

7. *No more than 30 heavy goods vehicles shall enter the site in any one day during the period Mondays to Fridays inclusive and no more than 15 heavy goods vehicles shall enter the site on a Saturday.*

**Reason:** *To protect the amenities of local residents and to regulate the use of the land.*

8. *No waste transfer operations shall take place on site outside the confines of the building approved for this purpose as detailed in Drawing No. 1206/02 dated October 2003 and no loose waste materials shall be deposited or stored on the adjacent open areas or outside the waste receiving bay or the salvaged/reclaimed materials storage bays.*

**Reason:** *In order to protect the visual amenities of the area and to regulate the use of the land.*

9. *The height of any stockpiles or stacks of reclaimed or salvaged materials shall not exceed a height of 3.0 metres above existing ground level.*

**Reason:** *In order to protect the visual amenities of the area and to regulate the use of the land.*

10. *All plant or machinery shall be parked at ground level outside the hours of operation as specified in condition 6 above.*
- Reason:** *In order to protect the visual amenities of the area and to regulate the use of the land.*
11. *The storage of skips at the site shall be confined to that area indicated on Drawing No. 1206/01/A/B dated March 2006.*
- Reason:** *To ensure that the development is carried out in accordance the submitted details and to regulate the use of the land.*
12. *Empty skips shall not be stacked/stored in excess of a height of 2.5 metres above existing ground level.*
- Reason:** *In order to protect the visual amenities of the area and to regulate the use of the land.*
13. *There shall be no screening, shredding and crushing of any material on the site at any time.*
- Reason:** *In order to protect the amenities of the area and to regulate the use of the land.*
14. *The site noise controls outlined in paragraph 24 of the submitted Hylton Dawson Noise Assessment Report dated 6<sup>th</sup> July 2005 shall be implemented in full.*
- Reason:** *To protect the amenity of local residents.*
15. *Steps shall be taken to ensure that all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other detritus on the highway. Efficient means shall be installed, maintained and employed for cleaning the wheels and chassis of all lorries leaving the site.*
- Reason:** *To ensure that mud and other detritus is not carried onto the public highway in the interests of highway safety.*
16. *No external floodlighting or other illumination shall be erected or installed at the site without the prior written approval of the Waste Planning Authority.*
- Reason:** *To ensure that the development is carried out in accordance with the submitted details and to protect the amenities of the area.*
17. *All existing trees, shrubs and hedges within the site and those immediately adjoining the site where this land is in the control of the applicant shall be retained for the duration of the development unless shown on the approved drawings as being removed and shall not be damaged, destroyed, uprooted, felled, lopped or topped without the previous written approval of the Waste Planning Authority. Any such*

*trees removed without permission or dying or being seriously damaged or diseased during that period shall be replaced in the following planting season with trees of such size and species and in such locations as may be approved by the Waste Planning Authority.*

**Reason:** *To ensure the continuity of amenity afforded by existing trees, shrubs or hedges.*

- (2) *To request officers to liaise with the applicant in relation to the landscaping scheme required by condition 3 to ensure that the site is adequately screened on all frontages. Such work to be undertaken in close consultation with affected residents, the Parish Council and Local Member prior to consideration and approval of the scheme by the Regulatory Committee.*
- (3) *To request officers to progress a footpath diversion order with the applicant to avoid the need to cross the new access route.*

14. **Devizes: Proposed Ten Bed Adult Respite Facility at Southbroom CE Junior School, Nursteed Road (K.53832)** On considering a report by the Director of Environmental Services and a statement submitted by Miss C Bell, a local resident objecting to the proposal,

*Resolved:* *To grant planning permission, subject to the conditions set out in the Director's report.*

(Duration of meeting: 10.30am – 12.05pm)

The Officer who has produced these minutes is Roger Bishton, Democratic & Members' Services, direct line (01225) 713035 or e-mail [rogerbishton@wiltshire.gov.uk](mailto:rogerbishton@wiltshire.gov.uk)

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