



## REGULATORY COMMITTEE

MINUTES of a MEETING of the REGULATORY COMMITTEE held at COUNTY HALL, TROWBRIDGE on WEDNESDAY 8 NOVEMBER 2006.

### PRESENT:

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

Mr TR Sturgis also attended the meeting.

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35. **Apologies** An apology for absence was received from Mr IC West.

36. **Minutes of Previous Meeting**

*Resolved: To confirm and sign the minutes of the Committee meeting held on 11 October 2006.*

37. **Chairman's Announcements** The Chairman made the following announcements:-

- (i) Extension to Westbury Chalk Quarry At the next meeting of this Committee, due to be held on 13 December 2006, Members would be considering a report on Lafarge's planning application to extend the Westbury Chalk Quarry.

In view of the scale and complexity of the proposal officers considered that Members should undertake a site visit prior to determining the application. A visit had, therefore, been arranged for Monday 11 December 2006, in the morning, which Members were requested to attend.

Details of the arrangements for the visit would be circulated to Members closer to the date.

- (ii) Installation of Sprinkler Systems in Schools Following the Committee's consideration of the planning application for a replacement 14 classroom primary school in Malmesbury, the Vice-Chairman wrote to the applicant, on behalf of the Committee, requesting that consideration be given to the installation of sprinkler systems within the new school. Mr PR Davis had written similarly regarding the new George Ward School in Melksham.

Responses had been received stating that the current policy regarding sprinkler systems was to primarily ensure compliance with building regulations and the requirements of the Council's insurers, neither of which dictated that sprinklers should be installed. However, the policy was being kept under review and, with this in mind, a report was currently being prepared on the costs, benefits and risks associated with the installation of sprinklers in schools for consideration by the Director of the Department for Children & Education and the Cabinet Member for Education & Youth Services.

38. **Melksham Without: Proposed Installation of a Concrete Batching Plant at Sahara Sandpit, Sandridge Hill for Tarmac Ltd (W.06.09012)** 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:

- Mr M Mills, Chairman of Melksham Without Parish Council
- Mr M Craggs, Regional Director, DPDS Regional Ltd, on behalf of Mr & Mrs A Darwall and other local residents.
- Ms M Wallis, a local resident
- Mr RT Phillips, a local resident

Mr S Lamb then made a statement on behalf of the applicant.

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

The Committee then considered the detail of a report by the Director of Environmental Services. After a full discussion,

**Resolved:** *To refuse planning permission for the following reasons:-*

- (1) *The proposed concrete batching plant would constitute inappropriate industrial development in open countryside designated as a Special Landscape Area. Consequently, the proposed development is considered to be contrary to Policies DP1 and C9 of the Wiltshire and Swindon Structure Plan 2016 (Adopted April 2006), Policies C1 and C3 of the West Wiltshire District Plan 1<sup>st</sup> Alteration (June 2004) and Planning Policy Statements 1 and 7.*

- (2) *The proposed concrete batching plant would have a visual impact on the landscape, the significance of which has not been adequately assessed.*
- (3) *The applicant has not provided sufficient information on which to determine the application with regard to dust, lighting, biodiversity and site restoration.*

39. **Barford St Martin: Proposed Small-scale Community Composting Project at Barford Countryside Unit, Dairy Road for Alabare Christian Care Centre (S.06.8011)** 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 and the amendment in condition no. 2 that no working shall take place at any time on Saturdays, Sundays and Bank or Public holidays.*

40. **Cherhill: Section 73 Applications – Revised Operating Hours for:**
- (i) **Lorry Parking adjacent to Materials Recycling Facility (N.06.07017)**
  - (ii) **Materials Recycling Facility (N.06.07018)**
  - (iii) **Composting and Commercial and Industrial Waste Facility (N.06.07019)**
  - (iv) **Weighbridge and Portacabin (N.06.07020)**
  - (v) **Sand Quarry and Landfill (N.06.07021)**
- at Hills Resource Recovery Centre for Hills Minerals & Waste Ltd** On considering a report by the Director of Environmental Services,

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

41. **Corsham: Extension to provide a new Children's Centre at Corsham County Primary School, Pound Pill (N.06.07031)** Consideration was given to a report by the Director of Environmental Services.

During the discussion, members raised strong concerns that the roof design of the new building would lead to serious maintenance problems. The Chairman agreed to write to the applicant requesting that consideration be given to this issue.

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

42. **Exclusion of the Public**

*Resolved: To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the business specified in Minute Number 43 because it is likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraph 2 of Part I of Schedule 12A to the Act and the public*

*interest in withholding the information outweighs the public interest in disclosing the information to the public.*

43. **Appeal for Free Transport from Bramley Lane, Trowbridge to Newtown Primary School, Trowbridge** On considering a confidential report by the Director of Environmental Services,

Resolved:

- (1) *To agree the request for free transport from Bramley Lane, Trowbridge to Newtown Primary School, Trowbridge on the grounds detailed within the Director's report.*
- (2) *To request the officers to carry out a review within two years, with the help of the local Road Safety Team, as the child gets older and becomes able to walk to school unaccompanied.*

(Duration of meeting: 10.30am – 12.10pm)

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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