



## REGULATORY COMMITTEE

MINUTES of a MEETING of the REGULATORY COMMITTEE held at COUNTY HALL, TROWBRIDGE on WEDNESDAY 16 MAY 2007.

### PRESENT:

Mr A Davis (Chairman), Mr PR Davis, Mr AN Deane, Mrs HM Dixon, Mrs S K Doubell, Brig. RWS Hall, Mr WR Moss, Mr C Newbury, Mrs P Rugg, Mr IC West, Mr RS While and Mrs M White.

Miss MF de Rhé-Philippe also attended the meeting.

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### 12. Minutes of Previous Meeting

**Resolved: To confirm and sign the minutes of the Committee meeting held on 14 March 2007.**

### 13. Chairman's Announcements

- (a) The Chairman reminded members that meetings of this Committee were tape recorded as previously agreed, this measure being increasingly recognised as Best Practice by many planning authorities.
- (b) The Chairman announced that, in view of the number of members of the public who had registered to address the meeting, he intended to waive the provisions of Section 24 of Part 4 Rules of Procedure of the Council's Constitution which states as follows:-

*A maximum of 15 minutes shall be allowed during each meeting for questions and statements.*

14. **Members' Interests** Mr C Newbury declared a personal interest in agenda item no. 15 - Westbury: Construction of a new Single Carriageway Road with a Climbing Lane over part of the route, Roundabout Junctions, Associated Infrastructure and Works (Proposed Westbury Bypass) – Land to the East and North of the Town of Westbury (W.07.09002) (see Minute No. 15 below) because he was a resident of Westbury.

15. **Westbury: Construction of a new Single Carriageway Road with a Climbing Lane over part of the route, Roundabout Junctions, Associated Infrastructure and Works (Proposed Westbury Bypass) – Land to the East and North of the Town of Westbury (W.07.09002)** At the beginning of the item the Committee received questions and statements from or on behalf of the following members of the public expressing their views in relation to the planning application to which the Chairman responded:

Mr Patrick Kinnersley – A36/A350 Corridor Alliance

Mr Chris Gillham – A36/A350 Corridor Alliance

Ms Gay Oxley – Transport 2000

Mr Matthew Harding – Resident of Westbury

Dr Colin Little - Resident of Westbury

Mrs Penny Stirling - Resident of Westbury

Mrs Lisa Harding - Resident of Westbury

Mr W Harding - Resident of Westbury

Mr Michael Pearce - Resident of Westbury

Mrs D Pearce - Resident of Westbury

Mr John Osborne - Resident of Westbury

Mrs Margaret Willmot - Resident of Salisbury

Mr John Bowley - Resident of Warminster

Mr Peter Crane - Resident of Sutton Veny

Mr Francis Morland – Resident of Chapmanslade

Mr David & Mrs Maureen Oliver - Residents of Westbury

Mr Peter White – Westbury Bypass NOW

Mr Peter Sim - Resident of Westbury

Mr Tim Jones then made a statement on behalf of the promoting authority.

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

At this point Mr C Newbury left the meeting.

The Committee then considered the detail of a report by the Assistant Director, Planning & Regeneration. During discussion the following points were raised:-

- Mr PR Davis, recognising the importance of the proposal particularly to the residents of Westbury and the surrounding area, suggested that consideration be given to holding a site visit for members of this Committee in order to familiarise themselves with on the effect of the proposal on the local environment. Other members recalled that a site visit had been held within the last 18 months in respect of a different planning application but members had been able to see the area that would be affected by the route of the proposed bypass.
- Mr IC West stated that the purpose of the Committee that day was to consider the planning application before members and not to enter into a debate on choice of route for the bypass.
- Mr West asked if any measures had been put in place to protect the residents of North Bradley and Yarnbrook from nuisance caused by heavy goods vehicles to which he was informed that any adverse impact on these villages would be a matter for consideration by the Highway Authority.
- Mr West enquired if a detailed Construction Environmental Management Plan had been completed, as per the requirement as set out in proposed Condition 18. He was informed that this Management Plan would be completed at a subsequent stage within the tender process and would cover issues such as access, noise and dust.
- Mr AN Deane stated that he had gained the impression that there was some correspondence to suggest that the cost of providing the bypass - £33 million pounds – could be spent on other and possibly more beneficial projects for the area. The South West Regional Assembly had stated that the £33 million had been reserved for road schemes and further confirmed that the provision of a bypass for Westbury was long overdue and that the money could not be diverted. It was further noted that although there was a considerable amount of ringfenced money for the South West Region there was not a packet of measures in Wiltshire that could currently be put forward as an alternative.
- Mr PR Davis expressed some concern that there was only provision for single carriageways for the proposed bypass and enquired if land had been set aside for eventual carriageway dualling, as in other sections of Road A350 in North Wiltshire, should the need arise. The officers reported that the application did not include a proposal to facilitate future dualling as traffic forecasts did not suggest the projected need and the applicant was also very conscious of the environmental sensibilities of the area.

- Mr PR Davis enquired as to the possibility of bottlenecks developing on the proposed bypass route, as what was happening on sections of the Chippenham Bypass. The officers did not envisage that bottlenecks would develop as in North Wiltshire where there were a number of roundabouts which exacerbated the problem.
- Mrs SK Doubell supported the need for a bypass for Westbury but acknowledged that there was no ideal route. However, she considered that the criteria for its construction had been adequately met and that the proposed route had the distinct advantage of being comparatively short and direct, thus encouraging its use.

Having considered the Assistant Director's report and accepting the conclusion that on balance the need for the scheme together with its positive benefits was sufficiently great to outweigh the adverse impacts that would remain after mitigation,

**Resolved: That having taken into consideration the environmental information relating to this application, in accordance with Regulation 3(2) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999,**

- (1) **To authorise the Assistant Director, Planning & Regeneration, upon receipt of the advice of the Regional Planning Body, to refer the application to the Secretary of State in accordance with Direction 5 of the Town and Country Planning (Development Plans) (Departures) Directions 1999, advising that the Council is minded to grant conditional planning permission for the construction of the A350 Westbury Eastern Bypass.**
- (2) **Upon being notified that the Secretary of State does not wish to call-in the application, to grant planning permission subject to the conditions set out in the Assistant Director's report.**

(Duration of meeting: 10.30am – 11.45am)

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