

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE

Report No.

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| Date of Meeting | 28th January 2008 |
| Application Number | 08/02453/S73A |
| Site Address | Castle Combe Circuit, Castle Combe, Chippenham SN14 7EY |
| Proposal | Variation of condition to allow one day of motor racing on a Sunday rather than a Saturday (temporary permission) |
| Applicant | Castle Combe Circuit Ltd |
| Town/Parish Council | Castle Combe |
| Grid Ref | 385351 177109 |
| Type of application | Full application |

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because 6 letters of objection have been received

Summary of Report

This application proposes to allow a further 2 day weekend event to take place each year at Castle Combe Circuit by the substitution of a Saturday for a Sunday. This is a renewal of temporary permission 04/02558/S73A, which expired 31st December 2008 and is for a further 2 year period.

Officer Recommendation

Planning Permission be GRANTED subject to the conditions

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Planning History

| Application number. | Proposal | Decision |
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| ----- The site has an extensive planning history. The most recent relevant history is: | ----- | ----- |
| 04/02558/S73A | Variation of condition to allow motor racing on a Sunday . | Temporary permission. |
| 06/01814/S73A | 2 additional sprint meetings per year – variation of condition 1 of N. 92.01654) | Permission. |

Consultations

Castle Combe Parish Council in a majority are opposed to the application considering that the overnight disruption, noise and excessive traffic offsets the possibility of a weekend free of racing. They would like to know which weekend was used this year, the date of the corresponding free weekend and how the planning authority monitors track usage.

Wiltshire County Council Highways comments are awaited

Environmental Health's object on noise grounds.

Yatton Keynell and Castle Combe Environmental Protection Association object and concur with the views of the local residents (below). The circuit is in an ANOB and cannot understand the level of activity endorsed. The circuit owners do not take into account the wellbeing of local residents in the summer months in particular.

Representations

6 letters of objection that have been received.

Summary of key points raised:

- Object to any racing on a Sunday as it's the only day of quiet.
- The circuit is noisy 6 days a week in this AONB
- Additional traffic.
- Of the 35 weekends between March 8th and November 1st, 26 were main racing events, which does not include other racing events and activities held at weekends. On 7 weekends activities were held on both Saturdays and Sundays or Bank Holidays.
- During June, July and August only 3 weekends (including bank holidays) were free of major events on the calendar.
- The circuit is used for other activities which generate noise such as practice days, 12 motor cycle days, skid pan activities, 4WD, carts, rally courses etc. And private functions. The proposal for 1 additional Sunday for a main event does not stop the use of a Saturday for one of these additional events.

Planning Considerations

Principle of development

As with 04/02558/S73A the arguments for this application are finely balanced and weigh up the harm to the local community by way of noise, disturbance and traffic issues against the benefit of removing a Saturday from the calendar. The temporary permission granted by 04/02558/S73A has only been used once (in 2008), so the applicants have agreed to apply for a further temporary permission so that further assessment can be carried out. Whilst Environmental Health object on noise grounds, having allowed a temporary permission for the additional Sunday under 04/02558/S73, which has not been able to be fully assessed, it would be difficult to not allow them to run the event for a further 2 years so that a proper assessment can be made. The fact that Castle Combe apparently do not know which weekend was used is an indication that there was no noise problem.

In dealing with an appeal in 1993 (N.93.0513.FUL) for motor racing on 2 days per annum, the Inspector clearly stated that his decision to grant planning permission should in no way be construed as a precedent for favourable consideration of similar future proposals. He stated that it was necessary to strike a balance between the undoubted impact of the proposals on residential and rural amenity, but also paying regard to this long established facility.

Impact on amenity

Whilst it may be considered that this incremental drip approach to the usage of the circuit is undesirable, there is some real benefit in losing a Saturday to create a further race free weekend. It was previously argued that the overnight stay to facilitate the weekend would have benefit to the local tourist trade.

There will be no increase in noise, just a different distribution of it. Environmental Health's noise conditions will remain.

Under the current permission (ie without 04/02558/S73A) 2 weekends are currently permitted. Since only one additional weekend has been implemented within the previous application time period, it has not been possible for the Council or local residents to properly assess the impact of the proposal. It is therefore proposed to allow a further 2 year temporary permission to allow a better assessment.

AONB

Castle Combe Circuit lies within the Cotswold Area of Outstanding Natural Beauty, but it is not considered that this proposal would affect this designation over and above the current activities at the Circuit.

Highways and Access

Although highways comments are awaited, they did not object to the previous temporary permission for the same use.

Recommendation and Proposed Conditions/Informatives

Recommend permission subject to:

1. The variation of condition hereby permitted shall be for a temporary period expiring on 31st December 2010.

Reason: To enable the local planning authority to review the development in the light of its effect on the locality.

2. One months notice of the implementation of this permission shall be given in writing to the local planning authority. Following implementation, race meetings shall be held on no more than 9 Saturdays in a calendar year and on no more than 3 Sundays in a calendar year and if there are 3 Sundays on which events are held at least one shall be held following an event on the immediately preceding Saturday.

Reason: In the interests of clarity.

3. The public address system shall not be used on the permitted days before 0900 hours (or in the case of the paddock tannoy 0830 hours) or after 1830 hours and such use shall be limited to the purpose of commentary or announcement on racing and any race practising.

Reason: In the interests of amenity.

4. Before the use hereby permitted is commenced, details of a scheme for the management of the traffic entering, leaving and circulating within the site shall be agreed with the local planning authority.

Reason: In the interests of highway safety.

5. The means of access to the site from the C164 Long Dean - Castle Combe Road opposite Westway House shall not be utilised in connection with the use hereby permitted without the prior written agreement of the local planning authority.

Reason: In the interests of highway safety.

6. The use hereby permitted shall not take place on consecutive Sundays.

Reason: In the interests of residential amenity.

7. The local planning authority shall be notified of all race meetings involving a Sunday, no later than 28 days prior to the meeting.

Reason: In the interests of clarity.

8. The use hereby permitted shall not be carried out so as to result in more than two consecutive days of racing.

Reason: In the interests of residential amenity.

9. All vehicles or motorcycles should be tested in accordance with the appropriate section of the MSA British Motorsports Yearbook or ACU handbook and any subsequent revisions. No racing car shall exceed a noise level of 108dB(A) at 0.5 metres from the exhaust. No motorcycle shall exceed a noise level of 107dB(A) as measured in accordance with the ACU handbook.

Reason: To safeguard the amenity of local residents by reason of noise.

Reason for Decision

The proposed temporary permission for an additional Sunday instead of a Saturday is considered to be acceptable in order to assess the impact of this additional weekend on amenity and traffic in the vicinity of the circuit. The proposal is considered to be in accordance with policies C3 and NE18 of the North Wiltshire Local Plan 2011.

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| Appendices: | <ul style="list-style-type: none">• NONE |
| Background Documents Used in the Preparation of this Report: | <ul style="list-style-type: none">• 1.20, 2.02, 3.06, 4.02, 4.04, 5.01 |