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PLANNING COMMITTEE MEETING MINUTES

Minutes of the Meeting of Lyneham & Bradenstoke Parish Council Planning Committee held remotely using Microsoft Teams on Thursday 28th July 2020 commencing at 4:00pm.

MEMBERS PRESENT: Councillors Frank Ball [FB], Tim Darch [TD], Keith Webster [KW]

OFFICER PRESENT: Elizabeth Martin [EM], Clerk to the Council

CHAIR: Tim Darch

APOLOGIES: None Received

Alison Bucknell, Wiltshire Councillor, gave an overview of the planning process prior to the commencement of the meeting.

PC20/001 **TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCE AND TO ENSURE THAT THE COMMITTEE IS QUORATE TO HEAR ITEMS 2, 3, 5 AND 7**
None received, all in attendance from 'roll call' by the Chairman. Committee confirmed as quorate.

PC20/002 **DECLARATIONS OF INTEREST & APPLICATIONS FOR DISPENSATION**
No declarations of interest or requests for dispensation.
Record TD: None, FB: None, KW: None

PC20/003 **MINUTES OF THE PREVIOUS MEETING HELD ON 15TH MARCH 2016**
TD confirmed that the prior committee from 2016 had not approved the minutes of their last meeting in 2016. The minutes were moved for approval.
Proposed TD. Seconded FB.

Voting Record TD: Agreed, FB: Agreed, KW: Agreed

IT WAS RESOLVED THAT the minutes of the Parish Council meeting held on March 15th, 2016 be accepted as written. (Minutes will be signed by the Chairman at the first physical meeting of the Parish Council)

PC20/004 **UPDATE ON CURRENT OPEN PLANNING APPLICATIONS WITHIN THE PARISH**
TD confirmed that no additional planning request have come in since the report was issued. Report received.

- PC20/005 **TO RECEIVE A PRESENTATION IN RESPECT OF A DEVELOPMENT IN BRADENSTOKE ON LAND BETWEEN ST MARY'S CLOSE AND HORSEFAIR FARM**
TD read out the written public representations to the Council (attached)
Emily Temple from ET Planning gave an overview of the proposal.
It was suggested that the applicant consider a public consultation.
- PC20/006 **TO CONSIDER PLANNING APPLICATION 20/04896/FUL**
KW raised concerns over noise and potential contamination issues. KW felt the land is unsuitable for building. No easy vehicular access.
TD & KW felt that the proximity of the proposal was less than the required 15m from the footpath (actually less than 6m).
The development would be contrary to Core Policy 57 (vii) as it is with 15m of Preston Lane Sewage Pumping Station, the proposed dwelling would be subject to a risk of odour and noise from the operation of the pumping station. The proposal could not therefore achieve an adequate level of amenity within the development itself.
Despite the applicant's assertions of the stability at the pumping station, it was felt that the past was no representation of potential future problems. The guidance from Water UK is to protect people and buildings and should be adhered to.
The development would be contrary to Wessex Waters guidance (WWDS-DEV 063G March 2020) as the property would be within a minimum clearance of 15 meters from site boundary to habitable dwellings, recognising the potential risk of nuisance from odour, noise and vibration. This is a technical concern provided by a Utility Company and is a major material matter. The dwelling would contravene Design and Construction Guidance (Appendix C of the Sewerage Sector Guidance) published by Water UK 2020 as it will be built within 15 meters of a Type 3 Pumping Station
TD felt that a habitable building was not appropriate for this area.
It was felt that the development is contrary to Core Policy 57 (iii) and (vi) and paragraphs 127 and 130 of the NPPF as its design, layout, density and visibility from public vantage points it was also breaking core policy. The development would, it is considered that the proposal would constitute a cramped form of development which would cause harm to the character of the area.
Proposed to Recommend To Object on the highlighted grounds.
Proposed TD. Seconded FB. Agreed.
- PC20/007 **TO CONSIDER ANY OTHER QUESTIONS, STATEMENTS OR QUERIES NOT PERTAINING TO THE ABOVE BUSINESS**
There is no update on Green Farm.
A planning expectation is expected in due course where TD has declared an interest (and will therefore stand down). EM to arrange for a Councillor to cover for TD for the next meeting.



PC20/008

NEXT MEETING.

The next meeting will be held on arranged when a meeting is required. Unless otherwise notified, this and all subsequent meetings will be 'virtual' meetings in accordance with the current legislation, up to and including 5th May 2021.

Amendment to PC20/007 agreed at Planning Committee Meeting 27th August 2020: That the record be amended for this item from "and will therefore stand down" to read "and will therefore step away". See Minute PC20/012.

These minutes are accepted as a true and accurate record: -

Signed

frank ball

Date