

HOLT PARISH COUNCIL (HPC)

Minutes of an Extraordinary Full Council Meeting to discuss Planning Application 21/01207/FUL submitted by Mr D Pettitt, Heaven Scent, The Old Coal Yard Station Road Holt BA14 6QD by Video Conference on Monday 29th March 2021 at 7.30pm

The full details of the application are for a change of use of land from storage and distribution to commercial use E(g)(iii) to allow for the manufacture of candles and scented products (part retrospective); the demolition of a storage building; the provision of a new standalone building; the extension of an existing building to provide manufacturing, storage, office, and laboratory floor area as well as staff welfare facilities; the provision of staff parking; associated works.

The Consultation Period ends 2 April 2021.

Attendees: Cllr P Game (Chair), Cllr S Siddall, Cllr R Goodman, Cllr M Nicholson, Cllr R Offiler, Cllr A Hendon, Cllr R Mizen, Parish Clerk N Baker

There were also 8 members of the public (MOP) in attendance in addition to the Applicant of the Planning Application

152. Apologies - None

153. Open Meeting

Cllr Game welcomed all attendees to the meeting and advised that everyone will have the opportunity to comment on the application and asked that all contributions be restricted to 5 minutes. Further could all questions be put through the Chair. All Councillors were asked to introduce themselves to the MOP.

Cllr Siddall, as Chair of the Planning Committee provided an introduction by showing an overhead picture of the site (using Google Earth), details of the proposal in diagrammatic form and a short history of the site from when it was a market garden to the present day. In addition, some information in vehicle usage which was included in the original planning approval for commercial use by Heaven Scent was also provided. Cllr Siddall also added that Network Rail have right of access to the site and thus would use Station Road for vehicular use, Holt Neighbourhood Plan supports further Commercial Development (but has concern over the suitability of Station Road to take more traffic) and the site itself is screened by trees. Anticipated traffic would be from 48 – 80 cars per day, some 10 vans per day and large vehicles 4 per week.

The Applicant advised that there would be no change to caravan/mobile home storage as current numbers are well below the limit. Currently he operates on 2 sites and the purpose of the application is to operate on just the one to provide for more efficiency. The company needs more storage to meet the need for some 150,000 products per month and storage of raw materials and there is a need to demolish buildings that contain asbestos. The company currently supports School placements for St Lawrence School, Holt pre-school, and 6 employees reside in Holt. The applicant added that he was born, currently lives in Holt and was schooled in the village.

Vehicles that contain aggregates and heavy machinery are not destined for his company and overall does not expect future vehicle usage to be much different from the current position.

Issues and points raised by residents are bullet pointed below:

- Current volume of traffic is unpleasant.
- Site is a danger.
- Site contains unpleasant products.
- Each Planning application piece meal stretches usage.
- The verge is getting eroded and endangering the dry-stone wall.
- What number of large vehicles are used by Network Rail purposes.
- Believe at least 12 large vehicles travel down Station Road each day.
- Parking reduces road width.
- Would like to see previous traffic survey.
- The junction of Station Road and The Gravel is a pinch point.
- Slowly chipping away with number of planning applications and some of current one is retrospective.
- Large red curtain sided vehicle at approximately 0900 has been noticed.
- Traffic seems to have significantly increased in last 12-18 months.
- Is there a school traffic plan?
- Reduce speed limit to 20mph in Station Road

The applicant responded to these issues/points as follows:

- The Health and Safety executive have visited the site on numerous occasions without issues.
- No site accidents have been recorded.
- No chemicals are stored outside of secure stowage.
- He and his staff drive carefully down Station Road aware of school children and others.

- Do not have details of Network Rail vehicles.
- Lorry widths have not changed.
- Happy to share 2018 traffic survey.
- Verges not had maintenance.
- Aware of problems at school times and not planned deliveries are made at that time but accepts that some hauliers do deliver at busy times.
- Over 600 movements a day recorded in Station Road (Company responsible for 50)
- 12-18 containers a year
- Heavy transport at weekends and evenings is not Heaven Scent.
- Red curtain sided vehicle is not destined for Heaven Scent.
- Happy for any formal traffic restrictions to be included.
- There is dangerous driving and bad parking at school pick up times.
- COSHH data sheets are adhered to, no waste to the water course, use a registered hazardous waste disposal firm, buildings have full extraction.

Questions/points made by Councillors:

- Can delivery times be restricted if application approved.
- Will take offline the question of the school travel plan.

The Chair ascertained there were no further questions or matters to be raised and closed the Open part of the meeting.

154. Declarations of Interest and Dispensation - None

CLOSED MEETING (those in attendance during the open meeting may remain but will not be able to participate during the Full Council Meeting)

155. Full Council to consider the application and propose formal response to Wiltshire Council in respect of application 21/01207/FUL.

The Clerk reminded Councillors that he had already written to WC Highways concerning the verges and the short answer is that there is no money to undertake works. However, it was agreed that the matter would be raised again with WC in the new Financial Year by the Highways Advisory Group. One question was where does the highway end and verge begin? HPC Highways would also discuss with the applicant as to whether a contribution might be forthcoming if work on the verges could be progressed through CATG.

Council also discussed whether Station Road was suitable for Heavy traffic and agreed that WC highways are best placed to answer this and we should include this in our response to WC Planning. It was agreed that HPC should not try and propose an arbitrary vehicle load limit.

After further discussions, the following proposal was put by Cllr Siddall on behalf of HPC Planning Committee, was seconded by Cllr Goodman. **RESOLVED**

The Council is not opposed to the commercial development of the site which is supported in our Holt Neighbourhood Plan with a caveat over concern of the suitability of Station Road to accept more traffic. We therefore request that should the development be permitted, conditions be applied that no commercial vehicles shall enter or leave the site between the hours of 8.30 to 9am and 3 to 3.30pm on weekdays. This is to avoid congestion at the junction of Station Road and the Gravel when children going to and from Holt primary School. Vehicles should also be restricted to a weight limit chosen by WC Highways to suit the road and the business. This follows on the concern expressed by Wiltshire Council Highways in response to W/12/2384 about possible future increase of large vehicle traffic. There should also be an agreed, formal approved Transport Plan for the site.

Post meeting: A formal reply to WC Planning with the above comments was forwarded on 31 March 2021.