

KILMINGTON PARISH COUNCIL

Parish Clerk – Mrs Ruth Burrows Email: parishclerk@kilmingtonwiltshire.org

Minutes of the Parish Council meeting held on Monday, 4 July 2022 at the Stourton & Kilmington Home Guard Club commencing at 7.30 pm

Present: Councillors G Cotton, R Flower, Mrs E Hames, G Hunt, A Reeves, C Webster
Also in attendance, the Clerk (Mrs Ruth Burrows) and 12 members of the public

84. CHAIRMAN'S WELCOME

The Chairman welcomed all present and said that the meeting had been called in order to fully consider Planning Application PL/2022/03915.

85. TO RECEIVE APOLOGIES FOR ABSENCE: Cllr C Reeves

86. DECLARATIONS OF INTEREST AND TO CONSIDER REQUESTS FOR NEW DPI DISPENSATIONS. (Councillors are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Kilmington Parish Council Code of Conduct for Members and by the Localism Act 2011)
Cllr A Reeves declared an interest in item 88. Planning Application PL/2022/03915 being the applicant.

87. MINUTES OF LAST MEETING

The minutes of the Annual Parish Council meeting held on Monday 23 May 2022 were approved without amendment and signed as a correct record.

(meeting adjourned)

88. PUBLIC SESSION

The Chairman invited Cllr A Reeves – as a member of the public - to make a statement prior to any other comments from the public. Andrew Reeves said he had provided additional documentation, with very in-depth information, so as to be completely transparent and not to hide any of his intentions with regard to his proposed business expansion. He said his business is split 35% HVG, 35% Light vans/domestic and rural vehicles, 20% agricultural and 10% supply/fabrication and replacement of Hydraulic hoses although these percentages can obviously fluctuate. With regard to landscaping, although the elevation plans did not show screening, the LVIA plan gave some detail and there would be lots of screening with native tree and hedgerow planting. With regard to light pollution some lights he has no control over, as there are a Health and Safety requirement however, he had an apology to make with regard to the lights that were turned around into the field at the back of his site last year. This had been done for his daughter's party and they were not intended to be left but due to an oversight they had not been turned back. This will now be corrected. He said he was open to any comments on restrictions towards landscaping and lighting.

The Chairman then opened the floor to any comments from members of the public.

The overall public feeling strongly opposed and objected to the proposed expansion plans. The extra capacity makes the site too large for the village and would be better suited to be placed on an industrial estate or site for example, the land by Hillbrush just off the A303 with easy access to major road links. The increase in traffic capacity generated would, without doubt, mean many more HVG and other vehicles on the village roads especially Cote Lane and Kilmington Common. (It was acknowledged that currently vehicles going in and out of A R Diesels tended to be within speed limit and considerably driven). Great concern was expressed with regard to light pollution, noise and landscape degradation. It was felt that this expansion would be detrimental to the village and did not provide any benefits whatsoever.

The following are bullet points on items mentioned by members of the public:

- No shrouding on the lights, currently they are frequently left on late or throughout the night and they are not positioned correctly. Why couldn't they be placed on a timer or other device to limit intrusion. *(AR said there are various options and these would be investigated)*
- The landscaping band of 3 metres should be increased to 10 metres
- The landscape screening is not detailed and needs a professionally detailed planting plan.
- There will be increased traffic volumes on already busy village roads.
- The ridge height of the new building is slightly higher than the existing one, why was this necessary? *(AR said that he thought the ridge height could be reduced so that it was no higher than the existing building but that he would need to consult the architects)*
- What constitutes a neighbour? why were some properties not consulted and why was the ANOB not listed as a consultee? *(The Chairman said that it is Wiltshire Council who decide the neighbouring property owners to be consulted and it was not something that the Parish Council has any control over. This also applies to Consultees, however, it had been noted last week that the ANOB had been omitted on this application and the Clerk had contacted the WC Case Officer with a request that they be contacted asap.)*
- The plans double the size of the existing business.
- Operators' licences – AR was asked if he intended to expand the facility for other licence operators. *(He replied this was not his intention. Matt Williams of Bramble Lea replied that this application does not seek permission for an operating centre and WC would be placing conditions on it which would prohibit this.)*
- By changing the site classification from Agricultural to Commercial does this then open the "flood gates" to seek further development in the future. *(AR replied that it was not his intention).*

The Chairman said that the village would not survive without economic activity. Up until 20 years ago, farming was the main business but that is now not the case and if businesses like A R Diesels are not allowed to expand, in another 20-30 years Kilmington would be just a collection of derelict and empty properties. Several members of the public strongly opposed this statement and said that the village would not die and it was now common place for people to work from home.

Cllr Hunt said that looking at the site plan, there was a vast array of outbuildings on Cote Farm which could possibly be converted and used to expand the business. This was already a brown-field site and it would be far better to use these rather than a green-field site proposed. *(AR replied that it was not an option and that Cote Farm is still a working farm with agricultural duties).* There was some disagreement between Cllr Hunt and Matt Williams as to whether the outbuildings on Cote Farm represented a brown-field site.

Cllr Hunt also commented that wouldn't this expansion encourage more traffic on a designated cycle route.

The Chairman said that he hoped all of the members of the public present at this meeting, who felt so strongly opposed to the application, would exercise their right to place their objections on the Wiltshire Council planning portal website.

8.40pm Andrew Reeves left the meeting.

NB. Throughout the public discussion, many references to traffic volumes especially HVG's using Kilmington Common were made. These comments whilst of some relevance to this application, need to be addressed separately and placed on the Agenda for the next PC meeting.

Action: Clerk

(meeting reconvened)

89. PLANNING – PL/2022/03915 – erection of a workshop building and provision of an extended service yard for A R Diesels, Cote Lane.

Cllr Webster said that in view of the strength of feeling shown tonight by members of the public, against the application, he would vote to object. However, he is very much in favour of supporting local businesses to develop and expand. Perhaps this is just a step too far and too much for its current location.

Cllr Hunt said he was troubled and whilst he supports Andrew Reeves in his need to grow his business, he is not convinced the site is appropriate for the type of business he is now running. Cllr Hunt is concerned about the increase in the volume of traffic – 25%-30% which is a considerable expansion. There is a thorough lack of screening – 3 trees and 2 bat boxes just shown on the Ecological plan. This needs to be much better with consideration given

to the Silk Houses and light pollution taken more seriously. He also quoted the conditions which had been applied to the 2017 application approval – no working on vehicles outside the buildings - and it was obvious from comments made that this meeting there had been a breach of that planning permission. He would vote to object.

Cllr Flower made a comment which plainly meant that he should have declared an interest in this application; therefore, anything he said would not be taken into consideration and he would not be allowed to vote.

Cllr Mrs Hames said whilst she understood the level of feeling against the increase in traffic which would result in expansion of AR's business, the village had already lost its school, shop and pub she was in favour of approval and would support with stringent conditions.

Cllr Cotton said that in light of the strong views expressed by the majority of the members of the public present, he felt that the Parish Council had no alternative but to object to the application on the grounds of the size and likely impact of the proposed extension to A & R Diesels.

Cllr Webster proposed that the Parish Council object to this application, this was seconded by Cllr Hunt and a vote taken – 3 against, 1 for and 1 abstention.

It was agreed that the Clerk would submit the following on the WC planning portal:
Kilmington Parish Council objects to this application on the grounds of scale in the designated location, which is a greenfield site and the consequent negative impact on those households situated on Kilmington Common. Also on the grounds of the increase in the volume of traffic on rural and unclassified roads.

90. DATE OF NEXT MEETING: Monday 5 September, Home Guard Club at 7.30pm

Members are reminded that the Parish Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability), Crime and Disorder, Health & Safety and Human Rights.

Meeting closed at 9.15pm

Signed..........

(Chairman)

Date.....05/09/22.....