



WILSHAMSTEAD PARISH COUNCIL

Minutes of the EXTRA ORDINARY Full Council Meeting held at the Village Hall on Saturday 10th August 2024 at 10.00am

PRESENT: Russell Adams, Richard Draycott, Eric Benton (Chair), Mark Brooks, Jo Bampton, Nikki Williams, Chris Carberry, Lizzie Barnicoat (Clerk), and thirteen members of the public.

1. WELCOME AND APOLOGIES FOR ABSENCE:

The Chair welcomed all attendees, there were apologies for absence received and accepted from Parish Councillor Karen Holdands, Marc Frost and Borough Councillor Andrea Spice.

2. DECLARATION OF INTEREST FOR THE MEETING:

There were no new declarations of interest received for the meeting.

3. OPEN FORUM:

Clarity sought on the reason for a meeting being called for this application, explanation fed back on how Parish Council manage planning comments and the deadline for comments for this application falling between meetings, hence an extraordinary meeting was needed on this occasion.

4. PLANNING AND DEVELOPMENT:

a) 24/01400/LDE Certificate to confirm existing use for open storage of motor vehicles at 1 Church Road – summary of documents circulated to the Planning Working Group, as well as the all Parish Councillors outlined. It was unanimously agreed by all present that the following comments be submitted to this application.

Wilstead Parish Council wish to make the following comments on the application and ask that the Planning Office be minded of these during their consideration:

- A safe highways access must be retained at all times to the site, to minimise impact on not only those accessing the site but also all other users of the highway given the site is located at a busy junction in the centre of the village. In order to enable this, if necessary suitable highways restrictions should be applied to the nearby area, and these must form part of the planning conditions.

- To ensure the above, it would seem logical to also apply within the planning conditions a set number of maximum vehicles that can be stored on site to support safe manoeuvring of vehicles around the site as well as safety during periods of vehicle access. It is equally important to set a limit for the number of vehicles on this site to ensure there is limited fuel stored in vehicles as this is a potential fire/explosion problem in a residential area particularly with a car garage in such close proximity to the site.

- The Parish Council feel allocated parking areas need to be marked out on the site to make it clear where all vehicles on the site are able to park safely. This is not only for those vehicles being stored, but also the vehicles of any individuals who need access to the site to support the management of the car storage facility. The number of vehicles that needs to be applied to the planning condition should also take into account off road parking for the associated staff connected to the facility.

- Planning conditions should limit the use of this site solely to storage and parking of vehicles only, and not any other associated vehicle uses. This is to ensure that any other vehicle activities such as car washing, engine cleaning, valeting etc are not to be carried out on site. The Parish Council ask that the planning condition applied regarding this should be clear, as more information would be needed by the local authority to understand fully the management of any other vehicle uses as mentioned above, such as but not limited to, the

safe discharge of the contaminated water surface run off associated with this activity entering the local water network, which is why a further standalone application would be expected if the site is to be used for any other associated vehicle uses.

- Given the proximity of the site to residential properties in light of the associated noise from the site, a condition should be applied to reflect idling vehicle engines should not be permitted as these would also be accompanied by associated emissions from vehicles. Also, there should be a condition that restricts the site only to be accessed during sociable hours for its designated use, for example 07.30 to 19.00 weekdays, 8.30 to 13.30 on Saturdays, with no activity on Sundays and Bank Holidays.

Clerk to submit.

Action 8.01: Clerk

5. CLOSE OF MEETING:

Chair closed the meeting at 10.15am.