

EASTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 12 AUGUST 2010 IN THE COUNCIL CHAMBER, WILTSHIRE COUNCIL OFFICES, BROWFORT, DEVIZES.

Present:

Cllr Philip Brown (Chairman), Cllr Jane Burton, Cllr Peggy Dow, Cllr Nick Fogg,
Cllr Richard Gamble, Cllr Charles Howard, Cllr Jerry Kunkler (Reserve), Cllr Laura Mayes
and Cllr Christopher Williams

76. **Apologies for Absence**

Apologies were received from Cllr Chris Humphries who was substituted by Cllr Jerry Kunkler.

77. **Minutes of the Previous Meeting**

The minutes of the last meeting held on 22 July 2010 were presented.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 22 July 2010.

78. **Declarations of Interest**

There were no Declarations of Interest.

79. **Chairman's Announcements**

There were none.

80. **Public Participation**

The Committee noted the rules on public participation and the manner in which the meeting would proceed.

81. **Planning Applications**

1.1. Full Planning application for: Replacement of attached barn with new barn (to remain as ancillary to the main pub) At: Barge Inn, Honeystreet, ALTON SN9 5PS

The following people spoke against the proposal

Mr John Lewis, a local resident.
Mr John Dunford, a local resident.
Mr Charles Fletcher, a local resident.

The following person spoke in favour of the proposal

Mr Ian McIvor, the applicant

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application. He introduced the report, which recommended approval, and drew the Committee's attention to letters of representation and exchange of emails with Mr Richard Lloyd's solicitor as tabled in the Late List.

Members of the Committee then asked technical questions after which the Committee received statements from the members of the public detailed above, expressing their views regarding this planning application.

After a lengthy discussion of which key points were,

- Amount and speed of traffic on the lane;
- The usage of the barn, which was confirmed as ancillary to the pub;
- Confirmation of the legality of the application being considered;
- Preserving active communities.

It was,

Resolved:

Planning Permission is granted, subject to the conditions set out below, for the following reasons;

- 1 The development hereby permitted shall be begun before the expiration three years of the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the planning and Compulsory Purchase Act 2004.
- 2 The replacement barn hereby permitted shall not be used at any time other than for purposes ancillary to the use of the Barge Inn as a public house.

REASON:
To define the extent of the permission.

- 3 Prior to occupation of the replacement barn hereby permitted, the first floor void (as indicated on Drawing 9055.02) shall be made accessible for use to barn swallows and shall incorporate suitable beams / platforms / cups for swallow nesting.

REASON:

To maintain local biodiversity as barn swallows nest in the existing barn.

- 4 **INFORMATIVE TO THE APPLICANT:**
All site staff should be informed of the possible presence of bats at the site and remain vigilant while stripping any materials. Should bats be discovered, staff should stop work immediately and contact the Bat Helpline for advice (0845 1300 228).

- 5 This decision relates to documents/plans submitted with the application listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plans Ref. Existing Elevations 1:100, Ground Floor survey plan 1:50, First Floor survey plan 1:50, 9055.01, 9055.02 and 9055.03 all received 28 March 2010

Reasons for granting planning permission;

The proposed development will have no adverse impact on the setting of the main listed building of the Barge Inn and will help to facilitate a continuing viable future for the building as a public house and community asset. The design is in keeping with the building and the local planning authority is satisfied that the access and parking arrangements are adequate to cater for it. Accordingly, the Council considers that the proposal is in accordance with policies PD1 and NR7 of the Kennet Local Plan and with national planning guidance.

Appendices:

Background Documents Used in the Preparation of this Report:

None

Planning application file and associated files

1.2. Full planning application for: Erection of 6.6 metre freestanding tower supporting wind turbine At: Harding Severalls, Newtown, SHALBOURNE SN8 3PR

The following person spoke in favour of the proposal

Mr Adrian Wiltshire, the applicant.

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application. He introduced the report, which recommended approval, and drew the Committee's attention to further comments received from Shalbourne Parish Council and the division member as tabled in the Late List.

Members of the Committee then asked technical questions after which the Committee received statements from the members of the public detailed above, expressing their views regarding this planning application.

After a lengthy discussion of which key points were,

- the benefits of providing environmentally friendly energy;
- the impact on the Area of Outstanding Natural Beauty.

It was,

Resolved

Planning permission be refused for the following reason(s):

The site is located in an elevated position within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The proposed wind turbine, due to its height and position, would have an adverse impact on the character and appearance of the landscape, which would be contrary to the statutory aims of conserving and enhancing the natural beauty of the AONB and would conflict with policies NR6, NR7 and NR19a of the Kennet Local Plan.

82. **Urgent items**

There were no urgent items.

(Duration of meeting: 6.00 - 6.55 pm)

The Officer who has produced these minutes is Anna Thurman, of Democratic Services, direct line (01225) 718379, e-mail anna.thurman@wiltshire.gov.uk

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