

EASTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 6 JANUARY 2011 AT COUNCIL CHAMBER - COUNCIL OFFICES, BROWFORT, DEVIZES.

Present:

Cllr Jane Burton, Cllr Peggy Dow, Cllr Nick Fogg, Cllr Richard Gamble (Vice Chairman), Cllr Charles Howard (Chairman), Cllr Chris Humphries, Cllr Laura Mayes, Cllr Jemima Milton and Cllr Christopher Williams

Also Present:

Cllr Lionel Grundy OBE and Cllr Brigadier Robert Hall

101. **Apologies for Absence**

There were no apologies for absence.

102. **Minutes of the Previous Meeting**

Minutes from the previous meeting held 16th December 2010 were presented.

The Chairman noted an error on minute no.99a in relation to application ref. E/10/1330/FUL, Melbourne House, Devizes, in that the speaker recorded as Mr Peter Lawson, should be amended so as to correctly read Mr Peters. It was,

Resolved:

To approve and sign the minutes as a correct record subject to the above amendment.

103. **Declarations of Interest**

Councillor Richard Gamble declared a personal interest in item no. 7a, ref. E/10/0714/FUL, Yew Tree Farm, Wilsford, Pewsey, owing to his knowing the architect, Mr Keith Bennett.

Councillor Laura Mayes declared a personal interest in item no. 7a, ref. E/10/0714/FUL, Yew Tree Farm, Wilsford, Pewsey, owing to her knowing the agent, Mr James Miles Hobbs.

104. **Chairman's Announcements**

There were no Chairman's announcements.

105. **Public Participation**

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

106. **Planning Appeals**

The Committee noted a list of appeals determined between 01/10/2010 and 31/12/2010.

107. **Planning Applications**

- 107a. **E/10/0714/FUL- Yew Tree Farm, Wilsford, Pewsey, Wilts SN9 6HB - (i) Change of use from agriculture to private equestrian; (ii) Retention of new access/gates and access track (to be seeded with grass); (iii) Erection of 2m cob type wall and 5 bar gate (to replace existing unauthorised close board fencing and gates); (iv) Erection of 6m high wind turbine; (v) Construction of horse walker; (vi) Retention of metal shipping container (in different position between barns); (vii) Removal of manure pit**

The following people spoke in favour of the proposal:

Mr Keith Bennett, the architect
Mr James Miles Hobbs, the agent

The following people spoke generally on the proposal:

Mrs Mary Gilmore, of Wilsford Parish Council
Cllr Brig. Robert Hall, the divisional member

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application and introduced the report, which recommended approval.

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

After discussion regarding:

- Whether the proposals would preserve or enhance the character or

- appearance of the conservation area;
- Whether the proposals would preserve the scenic qualities of the Area of Outstanding Natural Beauty; and
- Impact of the proposed access works upon highway safety.

It was,

Resolved:

That the application be deferred and delegated to the Area Development Manager to grant planning permission, for the reasons set out in the report, and subject to the conditions set out in the report, subject to the application being altered to include the following changes:

- that the blue storage container on site be relocated inside one of the barns or removed from the site altogether, to protect the appearance of the area;
- that the field access gate be relocated so as to sit a minimum of 4.5 metres from the carriageway edge, in the interests of road safety;
- that the Eastern barn be re-clad in one uniform dark colour, to protect the appearance of the area;
- replacement of condition 3 of the report with a revised condition preventing the erection of permanent horse jumps, to protect the appearance of the area; and
- replacing all the close boarded fencing and close boarded gate with post and rail fencing and a more open, sensitively designed gate.

107b. **E/09/1613/FUL - Yew Tree Fields, The Street, Wilsford, Pewsey, Wiltshire SN9 6HB - Erection of stable block**

The following people spoke in favour of the proposal:

Mr Keith Bennett, the architect
Mr James Miles Hobbs, the agent

The following people spoke generally on the proposal:

Mrs Mary Gilmore, of Wilsford Parish Council
Cllr Brig. Robert Hall, the divisional member

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application and introduced the report, which recommended approval.

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

After discussion regarding:

- Whether the proposals would preserve the scenic qualities of the Area of Outstanding Natural Beauty,

It was,

Resolved:

That the application be approved for the following reason:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following:

(a) Policies PD1, NR6 & NR7 of the Kennet Local Plan 2011

And subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from 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 development hereby approved shall be used solely for the private equestrian use of the landowner and shall not be used for any commercial use, including livery, equine training or as a riding school, without the further grant of planning permission by the Local Planning Authority.**

REASON: The use of the site for commercial purposes may give rise to other planning issues, such as increased traffic, that would need to be considered in a fresh planning application.

- 3 No development shall commence on site until details of the finish for the shiplap boarding to be used for the external walls of the stable block have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the stable block being**

first brought into use.

REASON: In the interests of visual amenity and the character and appearance of the conservation area.

- 4 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the stable block or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.**

REASON: To ensure a satisfactory landscaped setting for the development.

- 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.**

(a) Application Form, Design & Access Statement and Drawing no. 1092/01 received on 9th December 2009.

(b) Drawing no. 1092/04A received on 8th February 2010.

(c) Drawing no. 1092/02J received on 3rd November 2010.

6 INFORMATIVE TO APPLICANT:

Your attention is also drawn to the conditions imposed on the planning permission reference E/10/0714/FUL and dated 6th January 2011.

107c. E/10/1461/FUL - Fairview, Uphill, Urchfont, Devizes, Wilts SN10 4SB - Proposed two storey extension with proposed new entrance link and two storey annex, along with internal alterations to existing property. Double garage with parking and provisions for a turning circle (resubmission of E/10/0665/FUL)

The following people spoke against the proposal:

Mr Adrian Flook, an immediate neighbour
Mrs Frangelica Flook, an immediate neighbour
Mr David Stirling, agent for the above
Mr Simon Holt, of Urchfont Parish Council

The following people spoke in favour of the proposal:

Mr Paul Richards, the agent
Mr Keith Ewart, the applicant

The following person spoke generally on the proposal:

Cllr Lionel Grundy OBE, the divisional member

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 members' attention to the late items.

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

After discussion regarding:

- Whether the development would have an adverse impact upon the residential amenities of neighbouring occupiers, and
- Whether the development would have an adverse impact on the character and appearance of the area.

It was,

Resolved:

That the decision be deferred and delegated to the Area Development Manager to grant planning permission, for the reasons set out in the report and subject to the conditions set out in the report, subject to the application being amended by removal of the double garage building from the application, to protect the amenity of residents of the adjacent property.

108. **Urgent items**

There were no urgent items.

(Duration of meeting: 6.00 - 7.45 pm)

The Officer who has produced these minutes is Chris Marsh, of Democratic Services,
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