

## EASTERN AREA PLANNING COMMITTEE

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### DRAFT MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 17 FEBRUARY 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 Laura Mayes, Cllr Jemima Milton and Cllr Christopher Williams

#### Also Present:

Cllr Nigel Carter and Cllr Brigadier Robert Hall

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#### 1. Apologies for Absence

Apologies were received from Cllr Chris Humphries.

#### 2. Minutes of the Previous Meeting

The minutes of the meeting held on 6 January 2011 were presented and it was,

#### Resolved:

**To approve and sign the minutes as a correct record.**

#### 3. Declarations of Interest

**E/10/0714/FUL** - (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 and associated bunding; (viii) Recladding of existing barn; (ix) New storage shed; (x) Relocation of existing close board gates to position of existing metal 5 bar gate adjacent to the Old Dairy - Yew Tree Farm, Wilsford, Pewsey, Wilts SN9 6HB.

Councillors Richard Gamble declared a personal interest in the item on account of his knowing the agent for the applicant, Mr Keith Bennett. As his familiarity with the individual could not be considered a close association, Cllr Gamble would be able to consider the above application without prejudice.

#### 4. **Chairman's Announcements**

There were no Chairman's Announcements.

#### 5. **Public Participation**

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

#### 6. **Planning Applications**

##### 6a **E/10/0714/FUL**

Yew Tree Fields, 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 and associated bunding; (viii) Recladding of existing barn; (ix) New storage shed; (x) Relocation of existing close board gates to position of existing metal 5 bar gate adjacent to the Old Dairy.

##### **The following people spoke against the proposal:**

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

##### **The following people spoke in favour of the proposal:**

Mr Keith Bennett, the agent.  
Mr Peter Safka, a local resident.  
Mr James Lucas, 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 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 proposals would preserve or enhance the character or

- appearance of the conservation area; and
- Whether the proposals would preserve the scenic qualities of the Area of Outstanding Natural Beauty;

It was,

**Resolved:**

**To refuse the application of planning permission for the following reasons:**

- 1. The recladding of the barn has been harmful to the character and appearance of the conservation area and the amenities of the area of outstanding natural beauty. The proposal to retain the cladding is therefore contrary to policy PD1 of the Kennet Local plan and government policy contained in PPS5 and PPS7.**
- 2. The erection of close boarded gates and fencing on the road frontage has been harmful to the character and appearance of the conservation area; the amenities of the area of outstanding natural beauty and the setting of the adjacent listed building. The proposal to retain the gates and fencing is therefore contrary to policy PD1 of the Kennet Local Plan 2011 and Government policy contained in PPS5 and PPS7.**
- 3. The metal shipping container is an inappropriate form of development in the conservation area and has an adverse impact on the character and appearance of the Wilsford Conservation Area and this part of the area of outstanding natural beauty. The proposal therefore conflicts with policy PD1 of the Kennet Local Plan 2011 and Government policy contained in PPS5 and PPS7.**

**6b E/10/1632/FUL**

Ivy House Hotel, 43 High Street, Marlborough, SN8 1HJ – Change of use from Hotel (C1) to Boarding House (C2). Internal and external alterations.

**The following people spoke against the proposal:**

Sir John Sykes, Chair of the Merchant's House Trust and Marlborough Literary Festival.

Mr Rex Sandbach, Managing Director of John P Kummer Ltd, Marlborough.

Ms Collette Mallon, Manager of the North Wiltshire Economic Partnership.

**The following people spoke in favour of the proposal:**

Ms Susie Willis, the agent.

Mr Peter Bryan, Director of Corporate Resources and Deputy Master, Marlborough College.

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:

- The principle of a change of use from hotel to boarding house;
- The local economic impact and viability of the change of use;
- The impact on the character of the area (including its status as a conservation area);
- The impact on the listed building;
- The impact on highway safety; and
- The impact on residential amenity

It was,

**Resolved:**

**To defer the application pending the receipt of a report from the Wiltshire Council Economic Development Officer into the importance of the facility to the town and its viability as a hotel.**

7. **Urgent items**

There were no Urgent Items.

(Duration of meeting: 6.00 - 7.30 pm)

The Officer who has produced these minutes is Chris Marsh, of Democratic Services, direct line (01225) 713058, e-mail [chris.marsh@wiltshire.gov.uk](mailto:chris.marsh@wiltshire.gov.uk)

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