

## EASTERN AREA PLANNING COMMITTEE

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**MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 21 FEBRUARY 2013 IN THE TOWN HALL, ST JOHN'S STREET, DEVIZES, SN10 1BN.**

**Present:**

Cllr Jane Burton, Cllr Trevor Carbin, Cllr Richard Gamble (Vice Chairman), Cllr Charles Howard (Chairman), Cllr Jerry Kunkler, Cllr Jemima Milton and Cllr Christopher Williams

**Also Present:**

Cllr Brigadier Robert Hall

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8. **Apologies for Absence**

Apologies were received from Cllr Laura Mayes.

9. **Minutes of the Previous Meeting**

The minutes of the meeting held on **31 January 2013** were presented for consideration.

It was,

**Resolved:**

**That subject to:**

- 1) The substitution of 'Cllr Jerry Kunkler' for 'Cllrs Jerry Kunkler' in Minute 1;
- 2) The inclusion of 'Mrs Gwen Phillips, applicant' among the list of speakers in support, in Minute 6a; and,
- 3) The substitution of 'worst affected routes' for 'worst affect routes' in Paragraph 6 of Minute 6a;

**To APPROVE as a true and correct record and sign the minutes.**

10. **Declarations of Interest**

There were no declarations.

11. **Chairman's Announcements**

The Chair gave details of emergency exits in the event of a fire.

12. **Public Participation and Councillors' Questions**

The Committee noted the rules on public participation.

No questions or statements were submitted.

13. **Planning Applications**

Attention was drawn to the late list of representations received, in relation to Minute 14, and which is attached to these minutes.

14. **E/2012/0941/FUL: 9 Easterton Lane, Pewsey, SN9 5BP**

**Public Participation**

Mr John Cheke spoke in objection to the application.

Mr Malcolm Treacher spoke in objection to the application.

Dr Gary Mantle spoke in objection to the application.

Ms Vanessa Tanfield, agent, spoke in support of the application.

Cllr Peter Deck, Pewsey Parish Council, spoke in support of the application.

The Planning Officer introduced the report, which recommended the item be refused permission. The details of the public footpath status as detailed in the report and the highways access were highlighted.

The Committee then had the opportunity to ask technical questions of the officers.

Members of the public then had the opportunity to address the Committee with their views, as detailed above.

The Local Member, Councillor Jerry Kunkler, then spoke in support of the application.

A discussion followed, where details of waste collection and fire access were raised and noted, as well as the existing presence of vehicles and garages servicing the lane, and the opinion of Highways officers was emphasized.

At the conclusion of debate, it was,

**Resolved:**

**That planning permission be REFUSED for the following reasons:**

1. **The traffic generated from the construction and occupation of this proposal would use a route which, by virtue of its function in the highway network, its inadequate width, alignment and substandard junctions, is considered unsuitable to accommodate the increase**

in traffic from this development.

2. **The construction and subsequent occupation of the proposed development would result in an increase in vehicular traffic along a designated public footpath with consequent loss of amenity and risk of additional hazard and inconvenience to all users of the designated right of way.**
3. **The proposed development conflicts with the terms and objectives of national and local planning policy, as set out in the National Planning Policy Framework 2012, with particular reference to section 4 “Promoting sustainable transport”, and with the general application and considerations of Policy PD1 of the Kennet Local Plan 2011.**

15. **E/2012/1362/FUL: 23 Astor Crescent, Ludgershall, SP11 9RG**

Public Participation

Mr Roger Greenwood spoke in objection to the application.

Mrs Anne-Marie Greenwood spoke in objection to the application.

Mrs Jackie Maynard spoke in objection to the application.

The Planning Officer introduced the report which recommended approval be granted. The history of planning applications on the site and their previous refusal was noted, and the scale and siting differences with the current application highlighted.

The Committee then had the opportunity to ask technical questions of the officer, where the context of the application in comparison to the surrounding area was sought.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Chris Williams, explained his reasons for bringing the item to Committee, and stated he would abstain from voting given he had been in close contact with both sides of the issue.

A debate followed, where the principle of development on the site, the presence of the ash trees lining the site and the design of the application were all raised. The relevant planning policies were discussed, along with the need for smaller housing in the town.

After discussion, it was,

**Resolved:**

**That planning permission be REFUSED for the following reasons:**

- 1. The proposed bungalow would appear cramped and out of character, eroding the sense of openness afforded by the side garden to the existing dwelling. As such the proposal would be contrary to policy PD1 of the Kennet Local Plan 2011 and government policy contained in Section 7 of the National Planning Policy Framework.**
  - 2. The proposed dwelling would extend into the root protection area of a number of existing Ash trees along the southern boundary of the site. These trees have been identified as being of local significance and they make an important contribution to the character and appearance of the area. The proposals are likely to result in the loss of the trees through physical damage to their root systems and/or pressure to reduce or remove the trees from future occupiers of the bungalow who will be affected by loss of light to their garden and lounge/diner. Loss of the trees (or their significant reduction) would be harmful to local amenity and the character and appearance of the area and as such the proposals are contrary to policy PD1 of the Kennet Local Plan 2011 and government policy contained in Section 11 of the National Planning Policy Framework.**
  - 3. The proposed bungalow would be bland and unattractive in appearance, displaying a poor standard of design which fails to take the opportunities available for improving the character and quality of the area. As such, the proposal is contrary to policy PD1 of the Kennet Local Plan 2011 and government policy contained in Section 7 of the National Planning Policy Framework.**
16. **E/2012/1537/FUL: New House (Wilds Farm Barns), Hilcott, Pewsey, SN9 6LE**

Public Participation

Mr Toby Farrell spoke in objection to the application.

Mr Richard Cook, applicant, spoke in support of the application.

Mr Nigel Kean, agent, spoke in support of the application.

The Planning Officer presented a report which recommended planning permission be granted. The current use of the site was noted along with the materials and currently granted permission for the adjoining parts of the site.

The Committee then had the opportunity to ask technical questions of the officers.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Brigadier Robert Hall, then spoke in objection to the application as detailed in the report, but stated that subject to the addition of

a condition preserving the paddock land to the east of the stables from hard surfacing, he and the principle objectors could support the application.

A debate followed, where the suggested condition from the local member was noted and detailed.

At the end of discussion, it was,

**Resolved:**

**That planning permission be GRANTED for the following reason and subject to the conditions set out below:**

**The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:**

**The decision to grant planning permission has been taken on the grounds that the proposed development would preserve the character and appearance of the Hilcott conservation area and the settings of nearby listed buildings. The amenities and scenic qualities of the North Wessex Downs Area of Outstanding Natural Beauty would also be preserved by the proposals and any impacts on residential amenity are capable of being controlled by the use of planning conditions. There would be no harm to any other interests of acknowledged importance and the proposals would comply with Government policy contained in the National Planning Policy Framework and policies PD1, NR6 & NR7 of the Kennet Local Plan 2011.**

**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) **No development shall commence on site until samples of the bricks and clay tiles to be used for the external walls and roofs, and details of the finish proposed for the timber cladding for the external walls have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

**REASON:**

**In the interests of visual amenity and the character and appearance of the area.**

**3) INFORMATIVE TO APPLICANT:**

Please note that the Planning Office does not have the facility to receive material samples. Please deliver material samples to site, with a notification to the Planning Office where they are to be found.

- 4) There shall be no burning of horse manure, animal bedding or other stable waste within the site, or on land edged in blue.**

**REASON:**

In the interests of public health and safety, in order to protect the natural environment and prevent pollution.

- 5) No development shall commence on site until a plan showing the location of the covered trailer to be used for the storage of horse manure, soiled animal bedding and other stable waste has been submitted to and approved in writing by the Local Planning Authority. All horse manure, soiled animal bedding and other stable waste shall be stored in accordance with the approved details and none shall be stored elsewhere on the site, including on the land edged blue. The horse manure, soiled animal bedding and other stable waste shall be taken off site at least once a month for disposal.**

**REASON:**

In the interests of public health and safety, in order to protect the natural environment and prevent pollution.

**6) INFORMATIVE TO APPLICANT:**

The applicant is advised to site the covered trailer to the rear of the stables, as far as possible from nearby dwellings.

- 7) The development hereby permitted shall only be used for the private stabling of horses being kept by the occupants of the dwelling permitted under planning approval E/2012/0938/FUL and the storage of associated equipment and feed and shall at no time be used for any commercial purpose whatsoever, including for full or DIY livery, or in connection with equestrian tuition or leisure rides.**

**REASON:**

The application has been assessed on the basis that the proposal is for private stabling. Any commercial use may give rise to additional impacts which may require separate assessment.

- 8) No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.**

**REASON:**

In the interests of the amenities of the area and to prevent harm to bats.

- 9) No development shall commence on site, and no equipment, machinery or materials shall be brought onto site for the purpose of development, until protective tree fencing has been erected in accordance with the details**

shown on drawing no. PS/02. Before it is erected the type of fencing shall be agreed in writing with the Local Planning Authority and thereafter it shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protected area(s).

**REASON:**

To protect existing trees and hedging in the interests of landscape and visual amenity.

**10) INFORMATIVE:**

The applicant's attention is drawn to the conditions imposed on planning permission reference E/2012/0938/FUL.

- 11)** The development hereby permitted shall be carried out in accordance with the following approved plans: Application Form; Design & Access Statement; AAe Environmental Consultants Bat Survey; Drawing Nos; Loc – Location Plan; PS/01 – Site Plan; PS/02 – Landscaping & Tree Protection Strategy; PS/03 – Proposed Stables, Plan & Elevations; PS/04 – Context Elevation 1; PS/05 – Context Elevations 2 & 3; PS/06 – Aerial Perspective View; PS/07 – Stables Perspective View; PS/08 – Access Road View & A4 Sheet x3 Photographs, all received on 10.12.2012. Nedz Pro Equine Bedding Information Sheet on A4 received via email sent on 10.01.2013 @11:59 from Nigel Keen.

**REASON:**

For the avoidance of doubt and in the interests of proper planning.

- 12)** The land edged in blue immediately to the east of the stables hereby permitted shall be retained as grassed paddock and no hard surfacing shall be laid down on this area. There shall be no parking of horseboxes or horse trailers on this land.

**REASON:**

In the interests of preserving the character and appearance of the conservation area and the amenities of the Area of Outstanding Natural Beauty."

**17. Urgent items**

There were no urgent items.

(Duration of meeting: 6.00 - 7.30 pm)

The Officer who has produced these minutes is Kieran Elliott, of Democratic Services, direct line 01225 718504, e-mail [kieran.elliott@wiltshire.gov.uk](mailto:kieran.elliott@wiltshire.gov.uk)

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