

## **EASTERN AREA PLANNING**

---

### **MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON THURSDAY 14 JANUARY 2010 AT 6:00 PM AT BROWFORT, DEVIZES**

#### **Present:**

Councillor P Brown (Chairman), Councillor P Dow, Councillor R Gamble,  
Councillor C Williams.

#### **Apologies:**

Councillor M Connolly, Councillor J Fogg, Councillor C Howard, Councillor C  
Humphries, Councillor L Mayes.

#### **Substitutes:**

Councillor J Kunkler, Councillor J Milton, Councillor J Ody.

---

#### **1. MINUTES**

The minutes of the meeting held on 17<sup>th</sup> December 2009 were confirmed  
as a correct record and signed by the Chairman.

#### **2. CHAIRMANS ANNOUNCEMENTS**

There were none.

#### **3. DECLARATIONS OF INTEREST**

E/09/0160/CAC – Councillor Gamble declared a personal interest in this  
item, having a personal friendship with those involved on both sides,  
however this was not a prejudicial interest and he would participate in the  
debate and vote.

E/09/1558/FUL – Councillor Brown declared a personal interest in this  
item as his neighbours property has a gateway onto this application site,  
however this is not a prejudicial interest and he would participate in the  
debate and vote.

#### 4. **PLANNING APPEALS**

The Members of the Committee noted the appeal decisions within the planning appeals determined report.

#### 5. **E/09/0160/CAC – Conservation area consent for demolition of existing house – ‘Copsewood’, Low Road, Little Cheverell, SN10 4JZ**

Public Participation:

- 1) 2 late items were reported:
  - i) A letter detailing otter sightings.
  - ii) A further letter of support containing similar issues to those outlined within the report.
- 2) Mr Michael Maxwell spoke in objection to the application.
- 3) Mr Howard Waters spoke in objection to the application.
- 4) Mr Rawlins spoke in support of the application.
- 5) Lady Hawley spoke in support of the application.
- 6) Sarah Walker, the applicant, spoke in support of the application.
- 7) Mr Cannon, Kennet CPRE, spoke in objection to the application.
- 8) Mr Brain, Little Cheverell Parish Council, spoke in support of the application.
- 9) Councillor Richard Gamble, Unitary Member for The Lavingtons and Erlestoke, spoke in support of the application.

#### **Resolved:**

**That Conservation Area Consent be GRANTED for the following reasons:**

The Council has considered the matter afresh and has considered that the existing dwelling at Copsewood makes a positive contribution to the character and appearance of the area, as identified in the Little Cheverell Conservation Area Character Appraisal and Management Proposals. The Council is aware of the presumption in favour of retaining buildings which make such a contribution and of the broad criteria set out in paragraphs 3.16 - 3.19 of PPG15. However, the prime consideration the Council has had regard to is the statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Little Cheverell Conservation Area. In this case, the Council has concluded that the design and siting of the replacement dwelling proposed would be an improvement on the existing and would enhance the character and appearance of the area to a greater extent that could be achieved by allowing the existing building to remain. In these circumstances, the Council does not consider that the cost of repairing the existing building should be given overriding weight as it does not consider that the building itself is of such importance and value that it should be

retained when set against the merits of the proposed replacement and its positive contribution to the conservation area.

**Subject to the following conditions:**

1. The works for which conservation area consent is hereby granted shall be begun within three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the planning and Compulsory Purchase Act 2004.

2. The building shall not be demolished before a contract for the carrying out of works for the redevelopment of the site in accordance with the planning permission granted under reference E/09/0159/Ful has been made, with the relevant dates notified in writing to the local planning authority.

REASON: To prevent premature demolition of the building, which would have an adverse impact on the character and appearance of the conservation area.

**6. E/09/1558/FUL – Full planning application for change of use of land from agriculture to equestrian. Erection of stables and a ménage together with a parking area for horse box and vehicles (resubmission of E/09/0992/FUL)**

Public participation:

- 1) Mr Cole, the agent, spoke in support of the application.
- 2) Councillor Jonathon Seed spoke in support of the application.
- 3) Councillor Philip Brown, Unitary Member for Bromham, Rowde and Potterne, spoke support of the application.

**Resolved:**

**That Planning Permission be GRANTED, for the following reasons:**

The decision to grant planning permission has been taken on the grounds that the proposed development would not have any adverse impact on the character and appearance of the area, and would be in accordance with policies NR7 & PD1 of the Kennet Local Plan.

**Subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of 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. No development shall commence on site until a scheme of landscaping has been approved in writing by the Local Planning Authority. This shall include details of the species, spacing and height upon planting of any proposed hedging and tree planting, together with details of any hedgerows already in existence and that are to be retained. The landscaping shall be carried out in the first planting and seeding season following the bringing into use of the manege or the completion of the development, whichever is the sooner. 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.

3. No part of the development hereby permitted shall be first brought into use until the existing roadside kerbs across the entire access position have been replaced with lowered bull nose kerbs at 20mm upstand.

REASON: In the interests of highway safety.

4. No part of the development hereby approved shall be first brought into use until at least the first 7.5 metres of the access from the carriageway have been surfaced in a well bound consolidated material (not loose stone and gravel)..

REASON: In the interests of road safety.

5. Notwithstanding the submitted details, the colour of the onduline roof of the stable block shall be black.

REASON: To protect the appearance of the area.

6. The development hereby approved shall be used solely for the domestic recreational use of the owners and shall not be used for any commercial use, including livery or training, 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.

7. 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.

Plan Refs: 10/09/1/1A; 6/09/3/1 & 2A; OS 1:2500 scale plan at 1:2500 - all plans received on 27th November 2009.

8. INFORMATIVE TO APPLICANT:

Nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site. Public footpath 14 runs along the west side of the site and either a 2.5 metre strip must be maintained free of obstruction along the footpath route, or if paddock fences are constructed across the route, stiles must be provided at each point.

## **PART 2**

**Items considered whilst the public were not entitled to be present**

**None.**

Chairman  
4 February 2010

Produced by Janice Green, Democratic Services, Direct Line 01225 718380  
[janice.green@wiltshire.gov.uk](mailto:janice.green@wiltshire.gov.uk)  
Press enquiries to Communications, Direct Line 01225 713114/713115