

EASTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 21 APRIL 2011 AT COUNCIL CHAMBER - COUNCIL OFFICES, BROWFORT, DEVIZES.

Present:

Cllr Peter Colmer (Substitute), Cllr Nick Fogg, Cllr Richard Gamble (Vice Chairman),
Cllr Charles Howard (Chairman), Cllr Chris Humphries, Cllr Laura Mayes, Cllr Jemima Milton,
Cllr Jeffrey Ody (Substitute) and Cllr Christopher Williams

Also Present:

Cllr Brigadier Robert Hall

129. **Apologies for Absence**

Apologies were received from Cllr Jane Burton, substituted by Cllr Jeff Ody, and
Cllr Peggy Dow, substituted by Cllr Peter Colmer.

130. **Minutes of the Previous Meeting**

The minutes of the meeting held 31 March 2011 were presented and it was,

Resolved:

To approve and sign the minutes as a correct record.

131. **Declarations of Interest**

Councillor Laura Mayes declared a personal interest in application refs.
E/10/1562/FUL and E/10/1563/LBC, Yew Tree Cottage, Huish, Marlborough,
owing to her knowing the architect to the applicant, Mr Alex Oliver.

132. **Chairman's Announcements**

The Chairman announced that the next meeting of the Eastern Area Planning
Committee, scheduled to be held on 12 May 2011, had been cancelled due to
lack of business.

133. **Public Participation**

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

134. **Planning Applications**

135. **E/10/1632/FUL**

This item was withdrawn, due to outstanding issues in respect of the Economic Impact Assessment of loss of Ivy House Hotel in Marlborough, found at Appendix 1 to the officer report in the agenda pack. Date of consideration of this item to be confirmed.

136. **E/11/0174/FUL**

Fairview, Uphill, Urchfont, Devizes, Wilts SN10 4SB – Proposed double garage with garden and log store and PV panels on roof.

The following people spoke against the proposal:

Mr David Stirling, agent for the immediate neighbour to the site.
Mr Adrian Flook, immediate neighbour to the site.
Mr Simon Holt, of Urchfont Parish Council.

The following people spoke in favour of the proposal:

Mr Benjamin Richards, agent.
Mr Keith Ewart, applicant.

The Committee receive 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.

In the discussion that followed, Members noted that the proposal was little different from that included in the previous application for a house extension and new detached garage, in respect of which they had asked that the garage be removed from that proposal before permission was granted for the house extension. It was suggested that the garage was large, un-neighbourly, intrusive and would have an unreasonable adverse impact on the neighbouring property at Gaddon House, which is at a lower level and has windows facing towards the proposed garage. It was suggested that there was room on the site for it to be sited further away from the neighbouring property where the impact would be

reduced, and that moving it 0.5 metre from its previous proposed position whilst keeping the design the same was insufficient to alleviate the adverse impact. The question was raised as to why the store attached to the garage could not be sited at the other end of the structure.

Following this discussion it was,

Resolved

To refuse planning permission for the following reason:

The proposed building would have an adverse impact on the amenity of the adjacent dwelling at Gaddon House due to its size, design and un-neighbourly proximity to the windows at the rear of Gaddon House. The proposal is therefore contrary to policy PD1 of the Kennet Local Plan 2011.

137. **E/10/1562/FUL**

Yew Tree Cottage, Huish, Marlborough, Wilts SN8 4JN – Demolish the existing lean-to extensions to the rear of nos. 1 and 2 and replace with new symmetrical brick extensions (resubmission of E/10/0342/FUL).

The following people spoke in favour of the proposal:

Mr Jack Torrens, of Huish Parish Council.
Mr Alex Oliver, architect.
Mr James Roberts, the property owner.

The Committee received a presentation from the Area Development Manager which set out the main issues in respect of the application. He introduced the report, which recommended refusal, 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 impact of the proposed structure on the character and appearance of the listed building,

And upon hearing the views of the divisional Member, Cllr Brig. Robert Hall, it was,

Resolved:

To grant planning permission for the following reason:

The proposed extension will not have an adverse impact on the character and appearance of the listed building, due to its sympathetic design, location at the rear of the building, leaving the front unaffected and the benefit of removing the poor quality existing rear extension. The proposal therefore accords with policy PD1 of the Kennet Local Plan and to central government planning policy set out in PPS5.

And 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. 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. PL04A, PL05B and PL010, all received 18/11/10.

138. E/10/1563/LBC

Yew Tree Cottage, Huish, Marlborough, Wilts SN8 4JN – Demolish the existing lean-to extensions to the rear of no's 1 and 2 and replace with new symmetrical brick extensions. Minor alterations to the cottage interiors (resubmission of E/10/0343/LBC).

The Committee received an introduction to the application from the Area Development Manager, noting that the Committee had approved the application for planning permission for the proposed alterations on the grounds that they would not have an unacceptable impact on the listed building.

After a short discussion regarding this information and the impact of the proposal upon the character and appearance of the listed building, it was,

Resolved:

To grant listed building consent for the following reason:

The proposed extension will not have an adverse impact on the character and appearance of the listed building, due to its sympathetic design, location at the rear of the building, leaving the front unaffected and the benefit of removing the poor quality existing rear extension.

And subject to the following conditions:

- 1. The works for which listed building consent is hereby granted shall be begun before the expiration of 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. Before the development hereby approved is commenced, samples of the bricks and natural slate to be used for the external walls and roofs shall 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 the character and appearance of the building.

- 3. Before the development hereby approved is commenced, large scale joinery details for all new windows and external doors shall be 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 the character and appearance of the building.

- 4. Before the development hereby approved is commenced, details of any new flues and vents shall be 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 the character and appearance of the building.

- 5. Before the development hereby approved is commenced, structural details of the works to the roof and the cutting in and support of the existing and new roof structures shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include how the thatch will be made good. Development shall be carried out in accordance with the approved details.**

REASON:

In the interests of the character and appearance of the building.

6. The rooflights to be inserted in the development hereby permitted shall be of the "conservation" type, fitted flush to the roof.

REASON:

In the interests of the character and appearance of the building.

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.

Plans ref. PL04A, PL05B and PL010, all received 18/11/10.

139. **Urgent items**

There were no Urgent Items.

(Duration of meeting: 6.00 - 7.15 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

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