

KENNET DISTRICT COUNCIL REGULATORY COMMITTEE

Minutes of the meeting of the Regulatory Committee held on Thursday 22nd May 2008 in the Council Chamber, Browfort, Devizes at 2.15pm.

Present:

Councillor R Gamble – Vice-Chairman in the Chair

Councillor K R F Beard	Councillor J J Kunkler
Councillor Mrs J D'Arcy-Irvine	Councillor R T Parsons
Councillor S Dobson	Councillor Mrs N G Rawlins
Councillor A P J Duck	Councillor J Seed
Councillor C Howard	Councillor A S Wood
Councillor C P Humphries	

Apologies for Absence:

Councillor P A Brown
Councillor L H Grundy
Councillor Mrs S M Findlay

25. MINUTES

The minutes of the meeting of the Committee held on 24th April 2008 and the site meeting of 6th May 2008 were approved as a correct record and signed by the Chairman.

26. DISCLOSURES OF INTEREST

Councillor Humphries declared a personal interest in application K/57714/O as he was a member of the County Council.
Councillor Duck declared a personal interest in application K/58477/F as he knew the applicant.

27. APPEALS

There were none.

28. PLANNING APPLICATIONS WITHDRAWN

There were none.

29. PLANNING APPLICATIONS FOR DECISION

The Committee gave consideration to applications for planning permission. Copies of the application details were circulated to all Members of the Council with a copy of the Agenda prior to the meeting. It was

RESOLVED

THAT the application be determined as detailed below:

List No. of Schedule / Application No.
Location / Development

(1) **K/57714/O**

MARLBOROUGH – Marlborough Depot Site, Salisbury Road, Marlborough –outline planning permission for erection of 18 live/work units; 14 residential dwellings and associated works following the demolition of existing buildings.

DEFERRED AND DELEGATED AS RECOMMENDED to the Planning Services Manager to grant planning permission following completion of legal agreement subject to the additional conditions concerning the following highway matters:

- 1) Alterations to the access and Priorsfield Junction being carried out prior to occupancy of any of the units/dwellings;
- 2) The provision of visibility splays on either side of the access;
- 3) The provision of a pedestrian/cycleway between the adoptable road on the site and Salisbury Road Business Park prior to the occupancy of any of the units/dwellings;
- 4) Provision of a bush shelter on Salisbury road prior to the occupation of any of the units/dwellings;
- 5) Provision of a cycle/pedestrian route between the adoptable road and the existing pedestrian path on the old railway line prior to occupation of any of the units/dwellings.

Note:

1. A request for extra conditions from County Highways was reported to the Committee.
2. Comments from Savernake Parish Council were reported to the Committee.
3. Mr R Webber spoke in objection to the application
4. Mr Courtenay spoke on certain aspects of the application.
5. Mr Brewer (agent) spoke in support of the application.
6. Mr D Casey (Wiltshire County Council) spoke in support of the application.

(2) K/58099/F

UPAVON – Upavon Airfield, Upavon –full planning permission for construction of hardened runway, with associated groundworks, hardstanding area, hanger building and portacabin.

GRANTED AS RECOMMENDED, with the variation of condition 1 to read:

The development hereby permitted shall be begun before the expiration of five 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.

Note:

1. Additional information from the applicant was reported to the Committee, including a request that the time limit condition for commencing development be increased from three years to five.
2. Councillor C Shea-Simmons (Upavon Parish Council) informed the Committee of the Parish Council's concerns.
3. Major Whittle spoke in support of the application for the MOD.

(3) K/58410/F

SEEND – Spiderweb Padocks, Rusty Lane, Seend –full planning permission for two pole barns (one for storage of farm machinery, one for storage of hay and straw).

REFUSED AGAINST OFFICER RECOMMENDATION

Reason:

The site is located in the open countryside in a prominent position visible from public rights of way. The erection of these buildings would have an adverse impact on the appearance of the landscape and would conflict with policies PD1 (B3) and NR6 of the Kennet Local Plan 2011.

Note:

1. A letter setting out further objections from the Parish Council was reported to the Committee.
2. A statement from the Ward Member objecting to the application was read to the Committee.

- (4) **K/58297/F**
MARLBOROUGH – 13 The Parade, Marlborough –full planning permission for change of use to Class A5 (hot food takeaway use).

GRANTED AS RECOMMENDED

Note:

1. A letter from the applicant was reported to the Committee.
2. 3 letters of objection were reported to the Committee.
3. Mr Dobson (agent) spoke in support of the application.
4. Mr Uddin (applicant) spoke in support of the application.

- (5) **K/58477/F**
DEVIZES – rear of 21/22 Sidmouth Street, Devizes –full planning permission for new cold room and repositioning office (portacabin) to first floor level (retrospective).

DEFERRED AND DELEGATED to the Planning Services Manager for negotiation, with enforcement deferred for two years.

Note:

1. Mr Roberts spoke in support of the application.
2. Mr S Cook (applicant) spoke in support of the application.

- (6) **K/58427/F**
URCHFONT – Knights Leaze Farm, Cuckoo Corner, Urchfont – full planning permission for change of use of agricultural building to retail use.

GRANTED AS RECOMMENDED

Note:

1. 2 letters of objection were reported to the Committee.
2. Nicola Mitchell (Urchfont Parish Council) spoke in objection to the application.

- (7) **K/58241/F**
CHUTE FOREST – Yew Tree Cottage, Chute Cadlry – full planning permission for single and two storey extensions to back and side of dwelling.

GRANTED AS RECOMMENDED

Note:

1. Nicky Haigh (applicant) spoke in support of the application.

PART 2

Items considered whilst the public were not entitled to be present

None.

JG

Chairman
5th June 2008