

## **KENNET DISTRICT COUNCIL REGULATORY COMMITTEE**

Minutes of the meeting of the Regulatory Committee held on Thursday 7<sup>th</sup> August 2008 in the Council Chamber, Browfort, Devizes at 2.15pm.

### **Present:**

Councillor P A Brown - Chairman

Councillor K R F Beard	Councillor J J Kunkler
Councillor A P J Duck	Councillor B Twigger
Councillor R Gamble	Councillor S Wheeler
Councillor C Howard	Councillor Mrs P M Winchcombe
	Councillor A S Wood

### **Apologies for Absence:**

Councillor S Dobson  
Councillor C P Humphries  
Councillor J Seed

### **45. MINUTES**

The minutes of the meeting of the Committee held on 17<sup>th</sup> July 2008 were approved as a correct record and signed by the Chairman.

### **46. DISCLOSURES OF INTEREST**

There were none

### **47. APPEALS**

There were no decisions to report.

### **48. PLANNING APPLICATIONS WITHDRAWN**

There were none.

#### **49. 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 applications be determined as detailed below:

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

- (1) **K/58185/F**  
**UPAVON** – 1 Andover Road, Upavon – full planning permission for change of use from B1 to A5 (hot food takeaway).

#### **REFUSED AS RECOMMENDED**

Note:

1. Mrs I Green spoke in objection to the application
2. Mr R Bruce spoke in objection to the application
3. Mr Nunn spoke in objection to the application
4. Mr S Simmons (Parish Council consultee) spoke in objection to the application.
5. Mr M Fowler (Agent) spoke in support of the application
6. Mr J Heath spoke in favour of the application
7. A letter in support of the application was reported
8. An email in opposition to the application from the Ward member was reported and read to the committee

- (2) **K/58696/O**  
**LUDGERSHALL** – Garages adjacent to Elmay House, Graspan Road, Ludgershall –outline planning permission for redevelopment of garage site with 2 no, residential dwellings, parking and private gardens.

#### **GRANTED AS RECOMMENDED**

Note:

1. Mrs K Panther-Knight spoke in support of the application

- (3) **K/58731/F**  
**LUDGERSHALL** – 3 St James Street, Ludgershall – full planning permission for redevelopment to provide additional 3 bed terrace cottage, replacement church hall, terrace of four 3 bed cottages and four 3 bed detached houses.

**GRANTED AS RECOMMENDED**

Subject to the following additional condition:

Notwithstanding the details submitted, prior to the first occupation of either plots 1 or 2 a 1.8 metre brick screen wall shall be erected along the entire northern and western boundaries of the garden of 26 Tidworth Road in accordance with the details first submitted to and approved in writing by the local planning authority. The wall shall be retained in that form thereafter.

**REASON:**

In the interests of the amenities of the occupiers of that dwelling.

Note:

1. Mr Packer (Agent) spoke in support of the application
2. A letter in objection to the application was reported

- (4) **K/58756/F**  
**SEEND** – 14 The Stocks, Trowbridge Road, Seend - full planning permission for replacement dwelling.

**GRANTED AS RECOMMENDED**

Note:

1. Mr Garland spoke on behalf of Mr Paget in objection to the application
2. Mr Garland spoke on his own behalf in objection to the application
3. Mr M Willis (Agent) spoke in support of the application
4. A letter maintaining a previous objection was reported

- (5) **K/58581/F**  
**POULSHOT** – Land at Hay Lane, Poulshot – full planning permission for proposed equine related barn and associated manege.

**GRANTED AS RECOMMENDED**

Note:

1. Mr G Heywood (Applicant) spoke in support of the application

- (6) **K/58492/F**  
**LUDGERSHALL** – Ludgershall Playgroup, Castle Primary School, Short Street, Ludgershall – full planning permission for replacement pre-school playgroup building and associated works.

**GRANTED AS RECOMMENDED**

Note:

1. Ms J Collins spoke in favour of the application

- (7) **K/58894/F**  
**UPPER CHUTE** – 19 Tibbs Meadow, Upper Chute – full planning permission for two storey side extension and single storey rear extension to existing dwelling.

**GRANTED AS RECOMMENDED**

Note:

1. Mr D Brown spoke in objection to the application
2. Mr J Sykes (Parish Council consultee) spoke in objection to the application
3. Mr M Taylor (Applicant) spoke in support of the application
4. It was reported that the Ward Member was opposed to the grant of planning permission

- (8) **K/58898/F**  
**WOODBOROUGH** – Oak Tree Farm House, Honeystreet Farm, Woodborough – full planning permission for single storey log cabin.

**GRANTED AGAINST OFFICER RECOMMENDATION**

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 take place until details of the materials to be used for the external walls and roofs (including samples and stain colour) 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:

To secure harmonious architectural treatment.

- 3 No development shall take place until there has been submitted to and approved by in writing by the local planning authority a scheme of soft landscaping. Details shall include species, sizes at planting, densities, location and numbers.

REASON:

To ensure a satisfactory landscaped setting for the development.

- 4 All soft landscaping comprised in the submitted landscaping details hereby approved shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. 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 landscaping setting for the development.

- 5 The accommodation hereby approved shall not be occupied by any person for a period exceeding 8 weeks in any one-year, nor for a period exceeding 4 weeks at a time, with no return within 4 weeks. A register of occupiers shall be available for inspection by the local planning authority at all reasonable times.

REASON:

The site lies within an area where permanent accommodation without a special agricultural, or other essential local need would not be approved.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any other Order revoking and re-enacting or amending that Order with or without modification), no fences, gates or walls or other means of enclosure shall be erected, or placed on this site other than those approved as part of the landscaping scheme.

REASON:

In the interests of visual amenity.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no additions to, or extensions or enlargements of, the buildings hereby approved shall be erected.

REASON:

To enable the local planning authority to retain control over the enlargement of the building(s) in the interests of the proper planning and amenity area.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order) with or without modification no buildings or structure, shall be erected or placed within the application site.

REASON:

In the interests of visual amenity.

- 9 INFORMATIVE TO APPLICANT:  
The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would provide farm diversification and would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1 and NR6 together with the guidance in PPS7: Sustainable Development in Rural Areas.

Note:

1. Mr C Fletcher (Parish Council consultee) spoke in support of the application
2. Mr J Whitton (Agent) spoke in support of the application
3. A further letter of objection was reported

**PART 2**

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

**None.**

PGH

Chairman  
28<sup>th</sup> August 2008