

KENNET DISTRICT COUNCIL REGULATORY COMMITTEE

Minutes of the meeting of the Regulatory Committee held on Thursday 18th September 2008 in the Council Chamber, Browfort, Devizes at 2.15pm.

Present:

Councillor P A Brown - Chairman

Councillor K R F Beard
Councillor S Dobson
Councillor A P J Duck
Councillor Mrs S M Findlay
Councillor R Gamble
Councillor L H Grundy
Councillor C Howard

Councillor C P Humphries
Councillor Mrs J Triggs
Councillor S Wheeler
Councillor A S Wood

Apologies for Absence:

Councillor J J Kunkler
Councillor R Parsons
Councillor Mrs N G Rawlins

54. MINUTES

The minutes of the meeting of the Committee held on 28th August 2008 were approved as a correct record and signed by the Chairman.

55. DISCLOSURES OF INTEREST

All members present declared a personal interest as application numbers K/59033/F and K/59027/CAC were submitted by a fellow councillor

Councillors Mrs S M Findlay and S Dobson declared a personal interest in application number K/58789/RM as they were both members of the Sarsen Housing Association Board.

56. APPEALS

The committee received details of one planning appeal that had been dismissed.

57. PLANNING APPLICATIONS WITHDRAWN

There were none.

58. 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/58789/RM** – Former Katherine McNeil Clinic Site, Green Lane, Roundway – reserved matters application for the erection 36 houses and 26 flats.

DEFERRED AND DELEGATED to the Planning Services Manager to approve.

Note:

1. The comments of the Ward Member were reported.
2. The current position relating to the reptile survey was reported.
3. Mr I Collis spoke in objection to the scheme.
4. Mr P Benns on behalf of the Drews Park Residents Association spoke in objection to the scheme.

- (2) **K/59033/F** – Land at rear of 57 High Street, Pewsey – full planning permission for four new dwellings.

GRANTED AS RECOMMENDED

Note:

1. Further comments from Pewsey Parish Council were reported.
2. The comments of the Ward Member were reported.
3. Councillor Mrs P Keers of Pewsey Parish Council spoke in objection to the proposal.
4. Mr M Fowler (Agent) spoke in favour of the proposal.

- (3) **K/59027/CAC** – land at the rear of 57 High Street, Pewsey – conservation area consent for demolition of outbuildings to facilitate re-development of site to provide four new dwellings.

GRANTED AS RECOMMENDED

Note:

1. The comments of the Ward Member were reported.

- (4) **K/59006/F** – land at rear of 49 High Street, Pewsey – full planning permission for a new dwelling in the rear garden.

REFUSED AGAINST OFFICER RECOMMENDATION

For the following reasons:

Whilst the Council has no objection to the principle of a suitably designed dwelling in this location, the design, materials and external appearance of the proposal put forward are out of character with this part of the Pewsey Conservation Area and would detract from the appearance of the area. They would contrast and compare unfavourably with the design and appearance of the four houses approved on the adjacent site. The proposal would therefore conflict with policy PD1 of the Kennet Local Plan and with the advice contained in the approved Pewsey Conservation Area Management Proposals which calls for the use of materials generally matching in appearance or complementary to those that are historically dominant in the area.

Note:

1. The comments of the Ward Member were reported.
2. Further comments from the Highway Authority were reported.
3. Councillor Mrs P Keers of Pewsey Parish Council spoke in objection to the scheme.
4. Mr M Fowler (Agent) spoke in favour of the proposal.

- (5) **K/59081/F** – April Cottage, Roebuck Meadow, London Road, Marlborough – full planning permission for demolition of existing dwelling and erection of replacement chalet-style dwelling.

GRANTED AS RECOMMENDED

- (6) **K/59094/F** – Manor Farm, Chilton Foliat – full planning permission for proposed extension to outdoor equestrian arena.

GRANTED AS RECOMMENDED

- (7) **K/59105/F** – The Old Chapel, Church Road, Woodborough – full planning permission for extensions to the Old Chapel.

GRANTED AGAINST OFFICER RECOMMENDATION

Subject to the following conditions:

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.

No development shall take place until details of the materials to be used for the external walls, windows and roofs (including samples if requested) 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.

Before development commences, the Tree and Root Protection works set out in Sections 4.3 - 5 of the submitted Arboricultural Report shall be carried out in accordance with the details set out and shall be complied with during the duration of the construction works.

REASON: To protect the important trees in the interests of the appearance of the area.

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 extension would preserve and enhance the appearance of the conservation area and would not cause any significant harm to any other interests of acknowledged importance, having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1.

Note:

1. Mr S Campbell (Applicant) spoke in support of the application.
2. Mr M Fowler (Agent) spoke in support of the application.

PART 2

Items considered whilst the public were not entitled to be present

None.

PGH

Chairman
9th October 2008