

EASTERN AREA PLANNING

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON THURSDAY 7TH MAY 2009 AT 2.15 PM AT BROWFORT, DEVIZES

Present:

Mr K Beard, Mr P Brown (Chairman), Mr S Dobson, Mr A P J Duck, Mrs S Findlay, Mr R Gamble, Mr L Grundy, Mr C Howard, Councillor C Humphries, Mr J Kunkler, Mr R Parsons, Mrs N Rawlins, Mr J Seed.

Apology:

Mrs L Mayes

12. MINUTES

The minutes of the meeting held on 16th April 2009 were confirmed as a correct record and signed by the Chairman.

The Chairman reported that members had raised with him the placing within the minutes 6 & 7 of the meeting held on 16th April 2009 of the requirement for the transfer of suitable land to the Town Council to allow them to provide adult recreation facilities. The Chairman confirmed that this was clearly recorded in the minutes and was a requirement before the respective planning permissions could be granted.

13. CHAIRMANS ANNOUNCEMENTS

The Chairman informed the meeting that a copy of recent appeal decisions had been distributed to them at the meeting for their information. He was of the opinion that knowledge of the decisions of planning inspectors was important for members to help inform their own decision making and hoped that an item concerning appeal decisions could be reinstated on the agenda.

The Chairman also read to the committee an email concerning a decision by the Southern Area Planning Committee relating to the Planning Protocol. Members were of the opinion that this was a matter for the new council when it was formed.

14. DECLARATIONS OF INTEREST

There were none.

15. E/09/0122/FUL – Long View, Malthouse Lane, Upper Chute, Chute – full planning application for demolition of existing dwelling and replacement new dwelling.

Public Participation:

1. Mr P Veasey spoke in support of the application.
2. Mr M Fowler (Agent) spoke in support of the application.
3. The Division Member addressed the meeting on behalf of Chute Parish Council in support of the application.

Resolved:

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 commence on site until samples of the bricks and clay plain roof tiles to be used for the external walls and roofs 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 visual amenity and the character and appearance of the area.

3. No development shall commence on site until a sample panel of the render to be used on the external walls not less than 1 metre square, has been made available on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON:

In the interests of visual amenity and the character and appearance of the area.

4. No development shall commence on site until a sample panel of flintwork, not less than 1 metre square, constructed using flints hand laid in a random pattern (with no preformed panels to be used), has been erected on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample panel, using flints hand laid in a random pattern with no preformed panels.

REASON:

In the interests of visual amenity and the character and appearance of the area.

5. No development shall commence on site until details of the windows to be used on the development (including details of materials, finishes, depth of reveal, heads and sills) 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 visual amenity and the character and appearance of the area.

6. Before the dwelling hereby permitted is first occupied the driveway and vehicle turning area shall be laid out in accordance with the details shown on the approved plans.

REASON:

To enable vehicles to turn around within the site and exit in forward gear, in the interests of highway safety.

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

REASON:

To enable the local planning authority to retain control over the enlargement of the dwelling in the interests of the proper planning and amenity of the area.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting or

amending that Order) no buildings, or structure, or wall, fence, or other means of enclosure shall be erected or placed on the site, other than any shown on the approved landscaping scheme.

REASON:

To enable the local planning authority to retain control over development on this visually exposed site in the interests of the proper planning and amenity of the area.

9. Within three weeks of the date when the new dwelling hereby approved is first occupied the existing dwelling on the site shall be demolished and the resulting materials removed from the site.

REASON:

The retention of both the new and the existing dwellings on the site would not be in the interests of the proper planning of the area.

10. No development shall take place until there has been submitted to and approved by in writing by the local planning authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. Details shall also include species, sizes at planting, densities, location and numbers. The scheme shall be based on the Landscape Strategy contained in the Landscape Report dated December 2008, and the associated plans in that document.

REASON:

To ensure a satisfactory landscaped setting for the development.

11. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the dwelling 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON:

To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

12. Before any work commences on site the ground floor slab levels shall be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

REASON:

In the interests of visual amenity.

13. 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 Ref: OS extract received on 26/1/09; Drawing Nos: 080603-08 Revision B dated Jan 09; 080603-07 Revision C dated March 09; 7732-200-001 & 002A dated August 08; Landscape Report and associated plans dated December 2008.

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 not cause any significant harm to interests of acknowledged importance, would be an improvement on the design of the house previously approved on the site, and would not have any adverse impact on the appearance of the landscape, having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policies PD1; HC25 and NR7.

16. E/09/0351/LBC – Dragonwell, 114 High Street, Burbage – Listed building consent for proposed pitch roof extension with first floor gallery linked to existing cottage by single storey flat roofed parapet extension.

Public Participation:

1. Mr N Keen (Agent) spoke in support of the application.
2. Mr S Wheeler, on behalf of Burbage Parish Council, spoke against the proposal.
3. The Division Member addressed the meeting on behalf of Burbage Parish Council in support of the parish council's comments against the application.

Resolved:

To GRANT listed building consent 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. No development shall take place until details of the materials to be used for the external walls and roofs (including samples) 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. 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.

REASON:

To secure harmonious architectural treatment.

4. INFORMATIVE TO APPLICANT:

This Listed Building Consent authorises specific works only. It is essential that every person who is to carry out the works is made fully aware of the content of this Listed Building Consent, including a copy of the approved plans, and any specification for the works, and any conditions on the decision notice. If any one instructs or carries out any works other than those authorised by this Listed Building Consent they may be considered to have committed a criminal offence, and become liable to prosecution and/or enforcement action.

If you intend to undertake works that are in any way different from those authorised by this Listed Building Consent, (e.g. of extended or reduced scope, or amended in form or material) you should contact the local planning authority before commencing the work to ascertain whether further authorisation is necessary.

If additional work is identified as necessary during the course of carrying out like-for-like repairs, you should contact the local planning authority before commencing the work to ascertain whether further authorisation is necessary

5. 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. 0708/SUR/01A, 02 & 03; 0708/P1/01, 02, 03, 04, 05, 06, 07, 08, 09, 10 & 11 all received 13 March 2009.

The Council is required to give a summary of the reasons for this decision. These are set out below:

The proposed works will not be detrimental to the character of the building.

17. E/09/0352/FUL – Dragonwell, 114 High Street, Burbage – full planning application for proposed pitch roofed extension with first floor gallery linked to existing cottage by single storey flat roofed parapet extension.

Public Participation:
There were no speakers.

Resolved:

To GRANT full planning permission 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) 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 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.

REASON:

To secure harmonious architectural treatment.

- 4 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. 0708/SUR/01A, 02 & 03; 0708/P1/01, 02, 03, 04, 05, 06, 07, 08, 09, 10 & 11 all received 13 March 2009.

The Council is required to give a summary of the reasons for this decision. These are set out below:

The proposed works will not be detrimental to the character of the building or the character and appearance of the conservation area and are in accordance with policy PD1 of the Kennet Local Plan..

PART 2

Items considered whilst the public were not entitled to be present

None.

Chairman
28th May 2009

Produced by Phillip Hamilton, Democratic Services, Direct Line 01380 734617
phillip.hamilton@wiltshire.gov.uk
Press enquiries to Communications, Direct Line 01225 713114/713115