

## **EASTERN AREA PLANNING**

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### **MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON THURSDAY 15 OCTOBER 2009 AT 6:00 PM AT BROWFORT, DEVIZES**

#### **Present:**

Councillor P Brown (Chairman), Councillor M Connolly, Councillor P Dow, Councillor R Gamble, Councillor C Howard, Councillor C Humphries, Councillor L Mayes.

#### **Apologies:**

Councillor J Fogg, Councillor C Williams.

#### **Substitutes:**

Councillor L Grundy.

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#### **18. MINUTES**

The minutes of the meeting held on 23 July 2009 were confirmed as a correct record and signed by the Chairman.

#### **19. CHAIRMANS ANNOUNCEMENTS**

There were none.

#### **20. DECLARATIONS OF INTEREST**

E/09/1050/FUL – Councillor Brown declared a personal interest in this item, being acquainted with the applicant. This interest was not prejudicial and therefore did not affect Councillor Brown's ability to participate in the debate and vote.

#### **21. E/09/0482/FUL – The Old Vicarage, Charlton St Peter, Wiltshire, SN9 6EU – Full planning application for: Extension, conversion of existing outbuilding and erection of detached double garage.**

**Public Participation:**

- a. Mr R Campbell-Montgomery spoke in objection to the application.
- b. Mrs Jane Dixon spoke in objection to the application.
- c. Mr Alistair Tuttle (Agent) spoke in support of the application.
- d. Dr George Bowen (Applicant) spoke in support of the application.
- e. Councillor Neil Golding (Charlton Parish Council) spoke in objection to the application.
- f. Councillor R Hall, Division Member for the Pewsey Vale, spoke in objection to the application.

**Resolved:**

**Planning permission is APPROVED for the following reasons:**

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, including the impact on the amenity of neighbouring properties; the impact on the character and appearance of the conservation area; the impact on trees and the wider appearance of the area; and the impact on the listed building at the Old Vicarage, including its settings and having regard to national guidance contained within Planning Policy Guidance Note 15: Planning and the Historic Environment and the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1. .

**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 copings (including samples) for the new garage building and any new bricks and tiles required for the annexe building, 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) In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of three

years from the first occupation or the completion of the development, whichever is the earlier.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) All retained trees shall before any equipment, machinery or materials are brought on to the site for the purpose of the development of the new garage building, be enclosed in accordance with the details set out in the Arboricultural Report received on the 10th June 2009. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity

4) The works in relation to the construction of the new double garage building hereby approved, shall be carried out in accordance with the 'No-Dig Construction' methodology set out in the Arboricultural Report received on the 10th June 2009.

REASON: To ensure adequate protection of adjacent trees.

5) Notwithstanding the details shown on the submitted plans, no development shall take place until full joinery details for all windows and doors and details of any finishes have been submitted to and approved in writing by the local planning authority. Elevations shall be at a scale of not less than 1:10 and frame sections and glazing bars etc at not less than 1:2. Development shall be carried out in accordance with the approved details and maintained as such thereafter.

REASON: To secure harmonious architectural treatment.

6) Notwithstanding the submitted details, the verges shall be plain mortared verges.

REASON: To secure harmonious architectural treatment.

7) No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority. Works shall be carried out in accordance with the approved details.

REASON: In the interests of ensuring the satisfactory preservation of any important archaeological remains.

8) The annexe hereby permitted shall be used solely for purposes incidental to the enjoyment of the dwelling house as such and for no other purpose.

REASON: To protect the amenities of this primarily residential area.

9) 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: Bowen-garage-02 Rev C received on the 9th July 2009, Bowen-Outbuilding Rev C received on the 8th September 2009 and the additional details contained in the Schedule of Works and the Arboricultural Report and accompanying documents received on the 10th June 2009.

**22. E/09/0483/LBC – The Old Vicarage, Charlton St Peter, Wiltshire, SN9 6EU – Listed building consent application for: Proposed extension and conversion of outbuilding.**

**Resolved:**

**Listed Building Consent is APPROVED for the following reasons:**

The proposed alterations to the outbuilding will not be detrimental to the appearance or architectural/historic interest of the listed building at The Old Vicarage.

**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 works shall take place until details of the materials to be used for the external walls and copings (including samples) for the new garage building and any new bricks and tiles required for the annexe building, have been submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the approved details.

REASON: To secure harmonious architectural treatment.

3) Notwithstanding the details shown on the submitted plans, no works shall take place until full joinery details for all windows and doors and details of any finishes have been submitted to and approved in writing by the local planning authority. Elevations shall be at a scale of not less than 1:10 and frame sections and glazing bars etc at not less than 1:2. Works shall be carried out in accordance with the approved details and maintained as such thereafter.

REASON: To secure harmonious architectural treatment.

4) Notwithstanding the submitted details, the verges shall be plain mortared verges.

REASON: To secure harmonious architectural treatment.

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 Ref: Bowen-Outbuilding Rev C received on the 8th September 2009 and the additional details contained in the Schedule of Works and accompanying documents received on the 10th June 2009.

- 23. E/09/0873/FUL – Kennet Rise, Axford, Ramsbury, Wiltshire, SN8 2HA – Full planning application for: Proposed erection of five 2 storey terraced two and three bedroom houses together with 25 parking**

**spaces and associated site works following demolition of existing dilapidated garage block.**

Public Participation:

- a. Two letters of representation in objection to the application, dated 14.10.09 and 15.10.09, were reported as late items.
- b. A petition against the application containing 97 names, was reported as a late item.
- c. Mr Martin Holstead spoke in objection to the application.
- d. Rosemary Henderson spoke in objection to the application.
- e. Mr Robin Buchanan spoke in objection to the application.
- f. Mr Bruce Bamber (Transport Consultant) spoke in support of the application.

**Resolved:**

**The application is DEFERRED to request that the applicants review the proposed parking arrangements on the site and seek to increase the number of parking spaces that can be made available. The application will then be brought back to the Committee at the next convenient meeting.**

**24. E/09/1050/FUL – 4 Broadleas Close, Devizes, Wiltshire, SN10 5DJ – Full planning application for: Provision of rooflights to proposed loft conversion.**

Public Participation:

- a. Further comments from Devizes Town Council in objection to the application, were reported as late items.
- b. Mr McGill spoke in objection to the application.
- c. Mr Ralph Harding spoke in objection to the application.
- d. Naomi Shell spoke in objection to the application.
- e. Mr Digby Rowsell (Agent) spoke in support of the application.
- f. Councillor J Ody, Division Member for Devizes and Roundway South, spoke in objection to the application.

**Resolved:**

**Planning permission is APPROVED for the following reasons:**

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, in this case, the appearance of the area and the amenity of nearby residents, having regard to the following policies and proposals in the Kennet Local Plan 2011 namely; policy PD1.

**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) The rooflight shown on the approved plans in the north-west elevation shall be glazed with obscured glass and shall be so maintained.

**REASON:**

In the interests of the privacy of neighbouring properties.

3) 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 and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref: Site Location Plan, Block Plan, Photographs and Drawing Nos 01, 02, 04, 05 and 06 dated July 2009 and Amended Drawing Nos. 03A dated July 2009 and 07A dated August 2009.

- 25. K/52761/O & K/59899/VAR – Land off Quakers Walk, London Road, Devizes, Wiltshire – Reserved Matters & Variation of Condition application: Erection of 244 no. dwellings, access road, play areas and other associated infrastructure.**

**Public Participation:**

- a. Judy Rose spoke in support of the recommendation.
- b. Philippa Morgan (Quakers Walk Protection Group) spoke in support of the recommendation.
- c. Mr Richard Ormerod spoke in support of the recommendation.

**Resolved:**

**Agreed that officers can discharge condition 1 of K/59899/VAR without the requirement to install the electrical cable/service runs. That condition will therefore solely relate to the improvements to the surface of Quakers Walk.**

## **26. PLANNING APPEALS**

The Members of the Committee noted the appeal decisions within the planning appeals update report.

### **PART 2**

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

**None.**

Chairman  
26 November 2009

Produced by Janice Green, Democratic Services, Direct Line 01225 718380  
[janice.green@wiltshire.gov.uk](mailto:janice.green@wiltshire.gov.uk)  
Press enquiries to Communications, Direct Line 01225 713114/713115