

EASTERN AREA PLANNING

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON THURSDAY 17 DECEMBER 2009 AT 6:00 PM AT BROWFORT, DEVIZES

Present:

Councillor P Brown (Chairman), Councillor R Gamble, Councillor C Howard,
Councillor L Mayes, Councillor C Williams.

Apologies:

Councillor M Connolly, Councillor P Dow, Councillor C Humphries.

Substitutes:

Councillor L Grundy.

33. MINUTES

The minutes of the meeting held on 26 November 2009 were confirmed as a correct record and signed by the Chairman.

34. CHAIRMANS ANNOUNCEMENTS

There were none.

35. DECLARATIONS OF INTEREST

There were none.

36. PLANNING APPEALS

There were none to report.

37. E/09/1283/FUL – Tintown Farm, Stanton St. Bernard – Replacement general purpose agricultural building

Public Participation:

- 1) Mr Paul Oakley, the Agent, spoke in support of the application.

- 2) Mr Steve Humphries, Stanton St Bernard Parish Council, spoke in support of the application.
- 3) Councillor Robert Hall, Unitary Member for the Pewsey Vale, spoke in support of the application.

Resolved:

To DEFER and DELEGATE to the Area Development Manager to grant planning permission subject to further negotiations with the applicant on the design, levels and landscaping. If these amendments cannot be agreed by the Area Development Manager, the application will return to the Committee.

Reason for the decision;

There is an agricultural justification for a storage building on the holding and this site is the most appropriate to meet this need. The removal of the existing derelict buildings and their replacement with a better designed building, suitably landscaped and set down on the site will preserve the appearance of the area and would comply with policies PD1 and NR7 of the Kennet Local Plan 2011 and Supplementary Planning Guidance contained in the Kennet Landscape Conservation Strategy.

The permission to be subject to appropriately worded conditions covering the following matters:

- 1) Restricting the use of the building to agricultural use;
- 2) Implementing the agreed landscaping scheme;.
- 3) Prior to commencement of the development, details shall be submitted to the Local Planning Authority for approval of the surfacing of the first 10m of the access track, the details to include a method for dealing with the collection of excess surface water such as grips and soakaways. The development shall not be brought into use until the approved details have been implemented to the satisfaction of the Local Planning Authority.

38. E/09/1138/LBC – 5 Manor Farm Cottages, Allington – Two storey extension

Public participation:

- 1) The report was amended to record the correct postcode for the property of SN10 3NL, as a late item.
- 2) Mr Andrew Fell, the Applicant, spoke in support of the application.
- 3) Mr Michael Fowler, the Agent, spoke in support of the application.

- 4) Councillor Lionel Grundy, Unitary Member for Urchfont and the Cannings, spoke in support of the application.

Resolved:

That listed building consent be GRANTED, for the following reasons:

The proposed extension will have no adverse impact on the character and appearance of the building and little impact on its structure. The historic building is still easily identified and the extension is proportionate in height and width to the original house.

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. The development hereby permitted shall not be commenced until details of the thatching specification, which shall include a flush wrap over ridge, to be used on the development have been submitted to and approved by the local planning authority in writing. The works shall be carried out in accordance with the approved details.

REASON: To protect the historic character and appearance of the listed building.

3. The development hereby permitted shall not be commenced until details of the works required to facilitate the construction of the new roof where it meets with the existing pole roof structure have been submitted to and approved by the local planning authority in writing. The works shall be carried out in accordance with the approved plans.

REASON: To protect the historic fabric and character of the listed building.

4. Before development commences detailed plans shall be submitted to and approved by the local planning authority, showing the joinery details for the new external windows and doors. The development shall be carried out in accordance with the approved details.

REASON: Such details do not comprise part of the submitted plans and are required to ensure that the development does not detract from the historic character and appearance of the listed building.

5. The development hereby permitted shall not be commenced until details of the render finish to be used on the development have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To protect the character and appearance of the listed building.

6. The development hereby permitted shall not be commenced until details of the design and materials of the proposed chimney stack have been submitted to and approved in writing by the local planning authority.

REASON: To protect the character and appearance of the listed building.

7. 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: 090305-01 and 090305-08 dated March 09; 090305-06 Rev B & 090305-07 Rev B dated June and July 09 respectively.

5) E/09/1140/FUL – 5 Manor Farm Cottages, Allington – Two storey extension

Public Participation:

- 1) The report was amended to record the correct postcode for the property of SN10 3NL, as a late item.

Resolved:

That planning permission be GRANTED, for the following reasons:

The proposed extension will have no adverse impact on the character and appearance of the building and little impact on its structure. The historic building is still easily identified and the extension is proportionate in height and width to the original house. The proposal is therefore in accordance with policy PD1 of the Kennet Local Plan 2011.

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 development hereby permitted shall not be commenced until details of the thatching specification, which shall include a flush wrap over ridge, to be used on the development have been submitted to and approved by the local planning authority in writing. The works shall be carried out in accordance with the approved details.

REASON: To protect the historic character and appearance of the listed building.

3. The development hereby permitted shall not be commenced until details of the works required to facilitate the construction of the new roof where it meets with the existing pole roof structure have been submitted to and approved by the local planning authority in writing. The works shall be carried out in accordance with the approved plans.

REASON: To protect the historic fabric and character of the listed building.

4. Before development commences detailed plans shall be submitted to and approved by the local planning authority, showing the joinery details for the new external windows and doors. The development shall be carried out in accordance with the approved details.

REASON: Such details do not comprise part of the submitted plans and are required to ensure that the development does not detract from the historic character and appearance of the listed building.

5. The development hereby permitted shall not be commenced until details of the render finish to be used on the development have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To protect the character and appearance of the listed building.

6. The development hereby permitted shall not be commenced until details of the design and materials of the proposed chimney stack have been submitted to and approved in writing by the local planning authority.

REASON: To protect the character and appearance of the listed building.

7. 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: 090305-01 and 090305-08 dated March 09; 090305-06 Rev B & 090305-07 Rev B dated June and July 09 respectively.

PART 2

Items considered whilst the public were not entitled to be present

None.

Chairman
14 January 2010

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