

**West Wiltshire District Council
Planning Committee 30th March 2006**

Agenda item no. 9

**PLANNING APPEALS UPDATE REPORT
23rd February 2006 – 15th March 2006**

New appeals received

Ref. no.	Site	Town/ Parish	Description	Del or Com	Officer recom.	Appeal type
05/01347/FUL	8 Gibbs Leaze	Hilperton	Two storey rear extension	COM	PER	WR
05/01470/FUL	32 Lower Westwood	Bradford	Building separate double garage, erection of 1.84m closeboard fence, felling Sycamore and general landscaping of area surrounding new garage	DEL	REF	WR
05/01010/FUL	79 Boreham Road	Warminster	First floor extension with front and rear dormers	DEL	REF	WR

Appeal Decisions Received

Ref. No.	Site	Town/ Parish	Description	Del or comm	Officer recom.	Appeal type	Appeal Decisn
05/01195/FUL	Haugh Potticks Farmhouse	Winsley	Erection of stables, hay store and tackroom	COM	PER	WR	Allowed

* additional notes on decision below

- I = Inquiry H = Hearing
- Del = Delegated decision

WR = Written Representations
Comm = Committee decision

❖ Points of interest arising from decisions

05/01195/FUL Haugh Potticks Farmhouse – The Inspector identified three issues; Development in the Green Belt, impact on living conditions and road safety. On the Green Belt issue he concluded that keeping horses for private recreational use is not inappropriate or unusual in the green belt, the stables comply with BHS standard and do not go beyond that necessary to support the keeping of two horses and it would be screened by boundary walls and seen against small number of houses set back along the road. He disagreed with the Council's contention that private use cannot be classed as essential and concluded the stables fell within one of the exceptions allowed in Green Belt. With regard to the impact on living conditions, he noted that the stables were set close to the boundary with Haugh House but the house was set well back, the stables would be about 40 metres from the house and the boundary wall, cabin and trees provide screening to which additional screening could be provided. He did not think the stables would not appear over dominant or visually intrusive, the comings and goings are likely to be infrequent, the stables are sufficiently far away from house to minimise any effects arising and bonfires can be controlled by condition. There was therefore minimal impact on neighbour. On the issue of road safety, he noted that the lanes are narrow and unsuited to attracting any through traffic, people were likely to travel slowly, therefore horse riding would not present unacceptable degree of danger. The lanes carry large vehicles for agricultural fields and additional ones to service stables will not 'materially worsen' conditions. He therefore allowed the appeal.

Note

If Members of the Council wish to read any of the Planning Inspectors decision letters, please contact the Planning Office for a copy.

Forthcoming hearing or Inquiries Mar 2006 – May 2006

Ref. no.	Site	Town/ Parish	Description	Appeal type	Venue	Date
04/01063/OUT	Land East Of Southview Farm Drynham Road, Trowbridge	Trowbridge	Outline application for residential development, recycling mini bank, open space, equipped childrens play area, provision of landscaped flood protection area and associated infrastructure	Call in Inquiry	CC	23 May
04/00385/FUL	Land East Of Furnax Lane, Warminster	Warminster	Section 73 application for the carrying out of warehouse and storage with access road and parking without complying with Condition 03 imposed on planning permission reference 01/02033/FUL	Hearing	CR3	23 May