

## **KENNET DISTRICT COUNCIL**

### **REGULATORY COMMITTEE**

Minutes of the meeting of the Regulatory Committee held on Thursday, 17<sup>th</sup> February, 2005 in the Council Chamber, Browfort, Bath Road at 2.15 pm

**PRESENT:** Councillor J.A. Booth - Chairman

Councillor K.R.F. Beard	Councillor C.P.G. Hoddinott
Councillor P.A. Brown	Councillor C.P. Humphries
Councillor D. Campbell	Councillor R.T. Parsons
Councillor W.B. Cavill	Councillor Mrs. N.G. Rawlins
Councillor Mrs. R.S.E. Cummins	Councillor A.H. Still
	Councillor C.R.W. Stone

#### **APOLOGIES:**

Councillor P.L. Colling  
Councillor Mrs. S.M. Findlay

#### **ALSO IN ATTENDANCE:**

Councillor B.G. Ashley for application K/51478/F

### **PART 1**

**Items considered whilst the meeting was closed to the public**

#### **102. MINUTES**

The minutes of the meeting held on 27<sup>th</sup> January, 2005 and the site meeting held on 7<sup>th</sup> February, 2005, were approved as correct records and signed by the Chairman.

#### **103. DISCLOSURES OF INTEREST**

Councillor C.P.G. Hoddinott declared a prejudicial interest in application K/51084/F and left the meeting during its discussion and did not take part in the voting.

#### **104. APPEALS**

The Committee received and noted details of three planning appeals that have been dismissed and two planning appeals that had been allowed.

The Planning Services Manager raised the question of the role of Councillors in the appeal process when the written representations method of Inquiry was used.

## **RESOLVED**

**THAT** in future a draft copy of the statement being prepared by the Council be sent to the relevant Ward Member and the Chairman of the Committee.

### **105. LICENSING SUB-COMMITTEE**

The Committee received and noted the minutes of the meeting of the Licensing Sub-Committee held on 24<sup>th</sup> January, 2005.

### **106. PLANNING APPLICATIONS WITHDRAWN**

There were no applications withdrawn from the agenda.

### **107. PLANNING APPLICATIONS FOR DECISION**

The Committee gave consideration to a schedule of applications for planning permission, copies of which had been circulated to all members of the Council with a copy of the agenda for the meeting.

## **RESOLVED**

**THAT** the applications be determined in accordance with the recommendations contained in the schedule, a copy of which is attached to the signed minutes, with the exception of the following decisions/amendments:-

List No. of Schedule/Application No.  
Location/Development

- (1) **K/51502/F**  
**MARLBOROUGH** - Marlborough Town Football Club, Elcot Lane – installation of two additional floodlights on 16 metre high columns and variation of condition number 4 of planning permission K/50286/F to allow floodlights to be switched on until 10.30 pm.

**GRANTED** as recommended

#### Note

1. A further letter of representation was reported to the Committee objecting to the proposal.

- (2) **K/51478/F**  
**WILCOT & HUISH** - Northgate, Westall, Oare – Conversion of existing loose boxes to holiday cottage.

**GRANTED** as recommended

### Note

1. A letter of objection from Wilcot & Huish Parish Councils reported.
2. A letter from the Environment Agency raising no objections was reported.
3. The Ward Member spoke against the grant of planning permission.
4. Mrs. Passfield addressed the Committee as an objector.
5. Mrs. S. Tulloh addressed the Committee as an objector.
6. Councillor Mrs. R.S.E. Cummins requested that her vote against the grant of planning permission be recorded.

#### **(4) K/51084/F**

**GREAT CHEVERELL** - Lower Green Farm Dairy – Stationing of Mobile Home for occupation by an agricultural worker.

**GRANTED** against 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.

2. There shall be one mobile home stationed on the application site only. Prior to the stationing of the mobile home details of its specific siting on the application site shall be submitted to the local planning authority for approval in writing. The mobile home shall be sited in accordance with the approved details and shall not be re-sited without the further approval in writing of the local planning authority.

#### **REASON:**

To clarify the terms of the planning permission and safeguard the amenities of the locality.

3. The occupation of the mobile home shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

REASON:

The site lies within a rural area where new residential development, other than that required in the interests of agriculture or forestry, would be contrary to the policies contained in the approved Development Plan.

4. The use hereby approved shall be discontinued, the mobile home removed, and the site restored to its former condition on or before 18 February 2008 in accordance with a scheme of work to be submitted to and approved by the local planning authority.

REASON:

This permission is granted solely to meet the needs of the present applicant and in order to enable the local planning authority to review the situation at the end of the limited period specified.

5. 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 development would not cause any significant harm to interests of acknowledged importance and is necessary in the interests of ensuring the welfare of existing animals at the farm, in accordance with Policies PD1, HC26 and HC27 of the Kennet Local Plan 2011.

Note:

1. A further letter received from the Agent in support of the application was reported.
2. Mr. D. Ryan addressed the Committee in support of the application.
3. Mrs. F. Gover (applicant) addressed the Committee in support of the application.
4. Mr. Pearce (agent) addressed the Committee in support of the application.

(5)

**K/51236/F**

**URCHFONT** - Old Manor Farm House, High Street, Wedhampton – Demolish existing stables, garage and contemporary barn. Erection of dwelling and garaging incorporating existing barn.

**REFUSED** as recommended

Note

1. A further letter from the Agent suggesting a Section 106 Agreement to limit use of the proposed accommodation was reported.
2. Mr. Keen (agent) addressed the Committee in support of the application.

**(6) K/51425/F**

**ALDBOURNE** - Baydon Hill Grange, Oxford Street – New American barn to accommodate 16 loose boxes

**DEFERRED** for consideration and determination at a reconvened meeting of the Committee on site on Monday, 7<sup>th</sup> March, 2005 at 10.30 am

Note

1. A further letter received from the Agent in support of the application was reported.
2. Mr. Mathewson (agent) addressed the Committee in support of the application.

**108. THE LOCAL GOVERNMENT ACT 1972 – SECTION 100(A)(4)**

**RESOLVED**

**THAT** in accordance with the provisions of Section 100(A)(4) of the Local Government Act 1972, the public be excluded for the following item of business on the ground that it involves the disclosure of exempt information as defined in paragraphs 12 and 13 of Schedule 12a to the Act.

**PART 2**

**Item considered whilst the meeting was closed to the public**

**109. UNAUTHORISED DEVELOPMENT AT EAST RIDGE ESTATES, RAMSBURY AND BOTLEY COPPS, SHALBOURNE**

The Committee considered report MW/ENF/2003/197 and 199.

**RESOLVED**

**THAT** the recommendations set out at paragraph 6.01 in the Report be adopted.

## **NOTE**

After the matter had been considered and voted on the Committee were informed that the items concerned were also used by the Wiltshire Constabulary. At this point Councillor Humphries indicated that as a member of the Wiltshire Policy Authority he would have declared an interest had he known this before hand and not taken part in the proceedings.

Chairman  
10<sup>th</sup> March 2005