

KENNET DISTRICT COUNCIL

REGULATORY COMMITTEE

Minutes of the meeting of the Regulatory Committee held
on Thursday 10th March 2005 in the Council Chamber, Browfort,
Devizes at 2.15pm

PRESENT: Councillor J A Booth – Chairman

Councillor P A Brown
Councillor D Campbell
Councillor W B Cavill
Councillor P L Colling
Councillor L H Grundy
Councillor Mrs A Hayhoe

Councillor J J Kunkler
Councillor Mrs N G Rawlins
Councillor A Skittrall
Councillor A H Still
Councillor C R W Stone

APOLOGIES:

Councillor Mrs R S E Cummins
Councillor R T Parsons

PART 1

Items considered whilst the public were entitled to be present

113. MINUTES

The minutes of the meeting held on 17th February 2005 and the minutes of the site meeting held on 7th March 2005 were approved as correct records and signed by the Chairman.

114. DISCLOSURES OF INTEREST

Councillor P A Brown declared a personal interest in planning application number K/50740/F as he is a member of Rowde Parish Council. He confirmed that he had not previously taken part in any debate concerning this application and that he intended to remain in the meeting for the debate and take part in the voting.

Councillor A Skittrall declared a personal interest in planning application number K/50740/F as a Member of the Sarsen Housing Association Board. He remained in the meeting for the debate and took part in the voting.

115. APPEALS

The Committee received and noted details of one planning appeal that had been dismissed, and one planning appeal that had been allowed.

116. PLANNING APPLICATIONS WITHDRAWN

There were no applications withdrawn from the Agenda.

117. 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/50362/F**
PEWSEY – Former Pewsey Hospital, Vale Road, Pewsey –
Demolition of existing buildings and erect 118 dwellings, garages
and road ways.

DEFER AND DELEGATE to the Planning Services Manager to
grant full planning permission, subject to the prior completion of
legal agreements and a change to condition 12 as detailed below:-

“Before any work commences on site the ground floor slab
levels of all proposed buildings shall be agreed in writing by
the local planning authority, the applicant should ensure
special care is taken to ensure the slab levels of plots 21-23
are set as low as reasonably possible to minimise the impact
on the occupiers of the adjoining dwelling. The development
shall be carried out in accordance with the approved details”.

Note:

1. Two further letters of representation from local residents who had objections to the application were reported.
2. Concerns received from the Parish Council were also reported.
3. Mr K Jenkins addressed the Committee as an objector.
4. Miss Jackson had registered to address the Committee as an objector but confirmed that the points she was going to raise had been covered by the previous objector.
5. The Committee requested that Officers write to Wiltshire County Council to remind them of their obligations to provide a pedestrian crossing at Vale Road, Pewsey as agreed within Phase 1 of the hospital development.

- (2) **K/50740/F**
ROWDE – Cromwell House, Springfield Road, Rowde –
Redevelopment of former Cromwell House site to provide
affordable housing comprising 1 bungalow, 8 houses and 8 flats.

GRANTED as recommended.

Note:

1. A letter from P Tilley of Wiltshire County Council confirming that there were no highway objections was reported.
2. An email from C Gibson at Kennet District Council confirming there were no objections on policy grounds was reported.
3. Comments from Rowde Parish Council who had no objections to the application were reported.
4. Mr Woodhouse addressed the Committee as an objector.

- (3) **K/51571/F**
POULSHOT – Townsend Farm, Poulshot – New covered yard, cow shed and silos.

GRANTED as recommended, subject to two additional conditions:-

3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of 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.

REASON:

To ensure a satisfactory landscaped setting for the development.

4. All the landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the bringing into use of the silos or the completion of the development whichever is the sooner; 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.

REASON:

To ensure a satisfactory landscaped setting for the development.

Note:

1. A further letter of explanation from the Applicant was reported.
2. Mr Francis addressed the Committee as an objector.
3. Mr A White (Applicant) addressed the Committee as a supporter.
4. Mr P Kelly addressed the Committee as a supporter.

- (4) **K/51480/F**
MANNINGFORD BRUCE – September Cottage, Manningford
Bruce – Erection of detached double garage.

REFUSED against recommendation for the following reason:-

1. The proposed garage is too large and unsympathetic to its context and the roof should be thatched to fit in with the appearance of the properties in the surrounding area. Accordingly, the proposal conflicts with policy PD1 of the Kennet Local Plan 2011.

Note:

1. Ms C Yerbury addressed the Committee as an objector.
2. Mr R Ballam (Agent) addressed the Committee as a supporter.

- (5) **K/51133/F**
WOODBOROUGH – Woodborough C E Aided Primary School,
Woodborough – Siting of single mobile classroom.

GRANTED as recommended, subject to a revised wording of condition 2:-

2. This permission is for a temporary period expiring on either the 17 February 2010 or within one month of the building ceasing to be used for educational purposes, whichever is the earlier; on or before which date the use shall cease and the building shall be removed from the school site unless planning permission has been granted by the local planning authority for a renewal of the permission.

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 period specified.

PART 2

Item considered whilst the meeting was closed to the public

None

LMM

Chairman
31st March 2005