

## **KENNET DISTRICT COUNCIL**

### **REGLATORY COMMITTEE**

**Minutes of the meeting of the Regulatory Committee held on Thursday, 19<sup>th</sup> May, 2005 in the Council Chamber, Browfort, Devizes at 2.15 pm**

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

Councillor K.R.F. Beard  
Councillor P.A. Brown  
Councillor D. Campbell  
Councillor N. D. Carter  
Councillor W.B. Cavill  
Councillor A.R. Connolly  
Councillor Mrs. R.S.E Cummins

Councillor C.P. Humphries  
Councillor J.J. Kunkler  
Councillor R.T. Parsons  
Councillor Mrs. N.G. Rawlins  
Councillor A.H. Still  
Councillor C.R.W. Stone

#### **APOLOGY**

Councillor L.H. Grundy

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

Councillor Mrs J.K. Combe for application K/51785/F  
Councillor A.P.J. Duck for application K/51975/F

### **PART 1**

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

#### **1. MINUTES**

The minutes of the meeting held on 21<sup>st</sup> April, 2005 and the site meeting held on 3<sup>rd</sup> May, 2005 were approved as correct record and signed by the Chairman.

#### **2. DISCLOSURES OF INTEREST**

Councillor R. T. Parsons declared a personal interest in application K/51880/F in that he was a member of Devizes Town Council. He would remain in the Chamber and speak and vote as he had not taken part in any of the discussions on the subject at Devizes Town Council meetings. He also declared a prejudicial interest in application K/51850 and left the meeting for the discussion of this item.

Councillor A.H. Still declared a prejudicial interest in application K/51484/F and left the meeting during its discussion and did not speak or vote on the application.

### **3. SPITALCROFT APPEAL**

Members were reminded that they had asked the Solicitor to investigate the possibility of appealing against the inspector's decision in respect of the Spitalcroft development. The meeting was informed that an in depth appraisal of the inspector's decision had been undertaken and the reasons for allowing the appeal had been matched against the Council's own policies in the adopted Local Plan, and national policy and Government guidance. It was clear that the Inspector's decision complied with the requirements of the Council's adopted local plan and that, in addition, Kennet District Council was behind in the provision of the housing numbers set out in the Local Plan. Consequently the inspector's decision was robust, in accordance with local and national policy and it was unlikely that any appeal against the decision of the inspector would be successful.

### **4. APPEALS**

The Committee received details of one planning appeal that had been dismissed.

### **5. PLANNING APPLICATIONS WITHDRAWN**

There were no applications withdrawn from the agenda.

### **6. 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/50771/F**  
**GREAT BEDWYN** – Tottenham House, Savernake – Creation of golf resort hotel at Tottenham House including the conversion of Tottenham House and stable block, the construction of additional suites in the

kitchen garden and the formation of an eighteen hole golf course to the South East of Tottenham House.

**DEFERRED** and delegated to the Planning Services Manager to grant planning permission as recommended.

Note:

1. Comments received from Little Bedwyn Parish Council maintaining no objections were reported,
2. A letter of representation with a Durley residents' survey was reported.
3. Comments received by e-mail from Councillor Pearcy-Caldwell were reported.
4. A further letter of representation objecting to the proposal was reported.
5. Comments from "Action for the River Kennet" against the application were reported.
6. Mr Shuttleworth addressed the Committee as an objector.
7. Mr R. McLennan addressed the Committee as an objector.
8. Mr J. Thompson of Great Bedwyn Parish Council addressed the Committee as a consultee.
9. Mr J. Kirkman of C.P.R.E. addressed the Committee as consultee.
10. Mr Jones (architect) addressed the Committee in support of the application.
11. Mr Kamm (agent) addressed the Committee as a supporter.
12. The Earl of Cardigan addressed the Committee in support of the application.

**(3) K/52004/F**

**UPAVON** – The Garage, High Street, Upavon – demolition of existing garage building and forecourt and erection of seven dwellings.

**GRANTED** as recommended

Note:

1. A letter and definitive rights of way map from Upavon Parish Council was reported.
2. Three further letters of representation objecting were reported.
3. Comments received from Wiltshire County Council Highways Department objecting to the proposal were reported.
4. A copy of a letter from Wiltshire County Council Highways sent by the agent was reported.
5. Revised comments from Wiltshire County Council Highways Department withdrawing their objection were reported.
6. A letter received from the applicant with regard to a letter from the Parish Council was reported.
7. A letter received from the agent referring to footpath 25 was reported.

8. Mr Arthur spoke as an objector.
9. Mr Allsop spoke as an objector.
10. Mr Parson spoke as an objector.
11. Mr Shea-Simonds from the Parish Council spoke as a consultee objecting.
12. Mr M. Reeder (applicant) spoke in support of the application.
13. Mr Fowler (agent) spoke in support of the application.

**(5) K/51795/F**

**DEVIZES** – 78 New Park Street, Devizes – Thirty eight sheltered apartments for the elderly (Category 2), house manager's accommodation, communal facilities, landscaping and car parking.

**DEFERRED** and delegated to the Planning Services Manager to grant planning permission as recommended subject to the addition of a further condition regarding sound attenuation as follows:-

This permission relates to the scheme of development as submitted except insofar as amended by the revised plans A01-1337-04 B, A01-1337-05 B, A01-1337-07 B, A01-1337-07 B, A01-1337-08 B and A01-1337-09 B received 13/5/05 and additional drawing A01-1337-10 A received 13/5/05.

**REASON:**

For the avoidance of doubt as to the development authorised since the proposal originally submitted has been amended during the course of its consideration

Development shall not begin until a scheme for protecting the proposed dwellings from environmental noise from New Park Street has been submitted to and approved by the local planning authority and all works which form part of the scheme shall be completed before any of the flats are occupied. The scheme submitted shall include further calculations of the necessary attenuation required which shall include Façade Sound Insulation measures including acoustic glazing, together with details of alternative ventilation where predicted internal noise levels in bedrooms would exceed the PPG24 standard as a result of windows being opened.

**REASON:**

In the interests of the residential amenities of the future occupants of the dwellings.

**Note:**

1. The submission of a noise report from the agent was reported.
2. Comments received from Kennet District Council Environmental Health Department with regard to the recommended condition for noise attenuation was reported.
3. Amended plans and additional conditions were reported to the Committee.

- (6) **K/51880/F**  
**DEVIZES** - Land adjacent to Hillworth Park, Devizes – Erection of two detached villa style houses.

**GRANTED** as recommended

Note:

1. A letter of representation maintaining an objection was reported.
2. Mr Anderson addressed the Committee as an objector.
3. Mr N. Keen (agent) addressed the Committee in support of the application.
4. Mr S. Fisher addressed the Committee in support of the application.

- (7) **K/51574/F**  
**MARKET LAVINGTON** – Land to the rear of 10 White Street, Market Lavington – Erection of three dwellings (amendment to previously consented scheme of development under K/46886).

**GRANTED** as recommended.

Note:

1. Comments received from Market Lavington Parish Council raising no objection were reported.
2. Three further letters of representation maintaining their concerns at the application were reported.

- (8) **K/51484/F**  
**COLLINGBOURNE DUCIS** – Bourne Works, High Street, Collingbourne Ducis – Fifteen new dwellings and two B1 (office/light industrial) buildings.

**GRANTED** as recommended.

Note:

1. Mr Fowler (agent) addressed the Committee in support of the application.

- (9) **K/51807/F**  
**NORTH NEWNTON** – Moonraker Farm, Bottlesford – Use of existing stables as poultry viscera area and cold store. Use of existing parking shed as commercial kitchen. Erection of poly tunnel and chicken shed.

**GRANTED** as recommended.

Note:

1. A letter of objection received by way of e-mail was reported.
2. Ms. G. Phillips (applicant) addressed the Committee in support of the application.

**(10) K/51688/F**

**MILTON LILBOURNE** – Land approximately four hundred metres South of Lawn Farm, Milton Lilbourne – Two mobile chicken housing arcs to house four thousand organic free range Columbian black tailed chickens (Soil Association registered) to produce organic eggs.

**GRANTED** as recommended.

Note:

1. A letter of objection received by way of e-mail from Councillor Pearcy-Caldwell was reported.
2. Mrs. Springfield of the Parish Council addressed the Committee as a consultee objecting to the application.
3. Mr G. Currie (agent) addressed the Committee in support of the application.
4. Mr G. Osborne addressed the Committee in support of the application.

**(11) K/51885/F**

**MARSTON** – 1 Norney Bridge, Mill Road, Marston – Erection of a detached dwelling.

**GRANTED** as recommended.

Note:

1. Comments in support of the application received from Councillor Grundy, the Ward member, were reported.

**(14) K/51993/F**

**DEVIZES** – 46 Avon Road, Devizes – Two storey rear extension.

**GRANTED** as recommended.

Note:

1. A further letter of representation objecting was reported.
2. Mr Crane addressed the Committee as an objector.
3. Mr Boardman (applicant) addressed the Committee in support.

**(15) K/51785/F**

**BISHOPS CANNINGS** – The Old Vicarage, Bishops Cannings – Part demolition and rebuilding of single storey extension to Vicarage into new double garage. Conversion of existing stables into two bedroomed dwelling.

**GRANTED** as recommended.

Note:

1. The Ward member's comments in favour of the proposal were reported.

**(16) K/51863/F**

**PEWSEY** – 10 Raffin Lane, Pewsey – Two storey side extension.

**GRANTED** as recommended.

Note:

1. Comments from the Pewsey Ward member in favour of the application were reported.
2. Mr Lucas spoke as an objector to the application.
3. Mr Helps (applicant) spoke in support of the application.

**(17) K/51839/F**

**ALTON** – The Annexe, Fernbank, Honeystreet, Alton – Change of use from ancillary accommodation to self contained dwelling.

**GRANTED** as recommended.

Note:

1. Comments received from Alton Parish Council raising no objection were reported.

**(18) K/51761/F**

**PEWSEY** – 11 Ball Road, Pewsey – Retention of alterations throughout building and use as residential annexe.

**GRANTED** as recommended.

Note:

1. Two further letters of objection were reported.
2. Comments in favour of the application were reported from the Ward member.
3. Mr Coveney (applicant) spoke in support of the application.

**(20) K/51861/F**

**WOOTTON RIVERS** – Moles End, Wootton Rivers – Single storey side extension, side porch canopy. Felling of conifer tree and reduction in height of leylandii hedge. Resurfacing of driveway/access.

**GRANTED** as recommended.

Note:

1. Comments from the Ward member in favour of the application were reported.
2. Comments by way of e-mail from the Parish Council objecting were reported.
3. Mr Parry (applicant) addressed the Committee in support of the application.

**(21) K/51646/F**

**BROMHAM** – 128 St Edith's Marsh, Bromham – Retention of extension to outbuildings.

**GRANTED** as recommended subject to the addition of further conditions relating to materials and colour as follows:

Within one calendar month of the date of this permission, details of the proposed cladding of the south-west and north-east faces of the building, and the painting of the faces and the roof of the building, including details of the proposed colour, shall be submitted to the local planning authority for approval. The works shall be completed within a further three calendar months of the local authority's written approval of the details.

**REASON:**

To enhance the appearance of the building in the interests of the amenities of the area.

Note:

1. One further letter of objection was reported.
2. One further letter raising no objection was reported.
3. Comments from the Ward Councillor objecting to the application were reported.
4. Mrs. Escott addressed the Committee in support of the application.
5. Mr Escott (applicant) addressed the Committee in support of the application.

**(25) K/51850/F**

**DEVIZES** – Land adjacent 88 Hillworth Road, Devizes – Four bedroom three storey house.

**GRANTED** as recommended.

Note:

1. A letter received from the agent concerning roof windows in the area was reported.



**7. CONTINUATION OF THE MEETING**

After three hours a vote was taken to continue the meeting in accordance with paragraph 8 of Part IV(1)A of the Constitution.

**Part 2**

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

**None**

Chairman  
9<sup>th</sup> June, 2005