

**KENNET DISTRICT COUNCIL**  
**REGULATORY COMMITTEE**

**Minutes of the meeting of the Regulatory Committee held on Thursday,  
30<sup>th</sup> June, 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 D Campbell  
Councillor W B Cavill  
Councillor A R Connolly  
Councillor Mrs S M Findlay

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

**APOLOGIES:**

Councillor L H Grundy  
Councillor Mrs R S E Cummins

**PART 1**

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

**13. MINUTES**

The minutes of the meeting held on 9<sup>th</sup> June 2005 were approved as correct record and signed by the Chairman.

**14. DISCLOSURES OF INTEREST**

Councillors Mrs Findlay and Skittrall both declared personal interests in application K/50701/O because they were both Kennet District Council representatives for Sarsen Housing Association. They remained in the meeting for the debate and took part in the voting.

Councillor Parsons declared a personal interest in application K/52126/F as he knew the applicant. He remained in the meeting for the debate and took part in the voting.

Councillor Booth declared a personal interest in application K/52200/F as he had been lobbied by members of his ward prior to the meeting. He remained in the Chair to preside over the debate but did not take part in the debate or voting.

## **15. APPEALS**

The Committee received details of five planning appeals that had been dismissed and three planning appeals that had been allowed. There were no comments from members.

## **16. PLANNING APPLICATIONS WITHDRAWN**

There were no applications withdrawn from the agenda.

## **17. 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/50701/O**

**COLLINGBOURNE DUCIS** – Land to the rear of 106 to 108 Cadley Road, Collingbourne Ducis – Outline application for 24 dwellings.

**DEFERRED** for the Planning Services Manager to negotiate further with the applicants to investigate the impact of the development on the educational infrastructure of the area and on the car parking requirements for the development.

### Note:

1. A letter of objection from a neighbour was reported.
2. The contents of a letter from the applicants' agent assuring that the issues relating to Wessex Water could be overcome by both works and the wording of conditions were reported.
3. Mr P Shields from Collingbourne Ducis Parish Council (Consultee) spoke in objection to the application.
4. Mr R Duff (Agent) spoke in support of the application

**(2) K/51540/F**

**SHALBOURNE** – Upper Slope End Farm, Stype, Shalbourne – Demolition of redundant agricultural buildings. Change of use of land to equine establishment/clinic for the treatment of injured horses and riders including stable yard (comprising 20 stables, treatment rooms, gym, staff room, offices and flat), hay barn, horse walker, and 6 bed detached house. Alterations to vehicular accesses.

**DEFERRED** and delegated to the Planning Services Manager to grant planning permission as recommended, subject to the addition of the additional condition set out below and subject to the prior completion of a Section 106 legal agreement, as set out in the Planning Officers Report.

The construction of the managers house shall not be commenced until construction of the stable complex has been commenced and the stable buildings have reached eaves height.

**REASON:**

The managers house is only required in connection with the use of the stable complex. Premature construction of the managers house would conflict with the planning policy for the area that seeks to restrict new residential development in this area to that which is justified in connection with agricultural or other special needs such as commercial equestrian facilities, to oversee the livestock on the unit. The condition will ensure that the house is not built on its own without the commercial complex that provides its justification.

**Note:**

1. Comments received from the ward member via a telephone call offering no objections subject to a planning condition ensuring that the stable complex is partially built before the house is started were reported.
2. Mr Segal spoke in objection to the application.
3. Mr P Snow (Applicant) spoke in support of the application.

**(3) K/51383/VAR**

**WEST LAVINGTON** – Wishmead, Russell Mill Lane, Littleton Pannell, West Lavington – Removal of agricultural occupancy condition.

**AGREED** as recommended

**Note**

1. A letter of objection from a neighbour was reported.

- (4) **K/52126/F**  
**NORTH NEWNTON** – 1 Park Road, North Newnton – Demolition of existing side extension. Erection of side/front extensions and conversions of roof to bedroom/bathroom.

**GRANTED** as recommended

Note:

1. The contents of a letter from the applicant supporting the application were reported.
2. Mrs C Lang spoke in objection to the application.

- (5) **K/52200/F**  
**BURBAGE** – 16 Taskers Lane, Burbage – Erection of a two storey rear extensions and single storey front extension incorporating garaging.

**GRANTED** as recommended with the following conditions:

1. The development hereby permitted shall be begun before the expiration of five 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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in colour and texture those used in the existing structure.

REASON:

To secure harmonious architectural treatment.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no windows, doors or other openings, other than those shown on the approved plans shall be inserted at first floor level or above in the side (west) elevation of the extension containing bedroom

REASON:

In the interests of the privacy of the neighbouring property.

4. This permission relates to the scheme of development as submitted except insofar as amended by the revised plans Drawing No.2418.15A received on the 20th June 2005.

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.

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 having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1.

Note:

1. Comments objecting to the application from a Committee Member who was unable to be present were reported.
2. A letter and amended plans from the Agent were reported.
3. A letter maintaining objection from a neighbour was reported.

(6) **K/52178/F**

**NETHERAVON** – 3 Walnut Close, Netheravon – Change of use of footpath and amenity land to garden with erection of 1.8 metre close boarded fence.

**DEFERRED** and delegated to the Planning Services Manager to grant planning permission pending further negotiations to realign the path along the rear of the property.

Note:

1. A letter from the applicant stating his intention to preserve the right of way over his property was reported.
2. Mr Henderson (Neighbour) spoke in objection to the application.

**Part 2**

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

**None**

JH

Chairman  
21<sup>st</sup> July, 2005