

## **KENNET DISTRICT COUNCIL**

### **REGULATORY COMMITTEE**

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

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

Councillor K.R.F. Beard	Councillor L.H. Grundy
Councillor P.A. Brown	Councillor J.J. Kunkler
Councillor D.D. Campbell	Councillor R.T. Parsons
Councillor W.B. Cavill	Councillor Mrs. N.G. Rawlins
Councillor Mrs. R.S.E. Cummins	Councillor A. Skittrall
Councillor Mrs. S.M. Findlay	Councillor A.H. Still

**APOLOGIES:**

Councillor A.R. Connolly  
Councillor C.P. Humphries

#### **PART 1**

**Items considered whilst the public were entitled to be present**

#### **26. MINUTES**

The minutes of the meeting held on 21<sup>st</sup> July, 2005 and the site meeting held on 1<sup>st</sup> August, 2005, were approved as correct records and signed by the Chairman subject to the amendment of Councillor Cavill's name in the minutes of 1<sup>st</sup> August.

#### **27. DISCLOSURES OF INTEREST**

Councillor Mrs. S.M. Findlay declared a personal interest in planning application K/50701/0 and also in agenda item 7 concerning the proposed diversion of a footpath at the site of Cromwell House Road in that these items concerned the Sarsen Housing Association of which she was one of the Council's nominated representatives.

Councillor A. Skittrall declared a personal interest in planning application K/50701/0 and also in agenda item 7 concerning the proposed diversion of a footpath at the site of Cromwell House Road in that these items concerned the Sarsen Housing Association of which he was one of the Council's nominated representatives.

#### **28. APPEALS**

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

## 29. PLANNING APPLICATIONS WITHDRAWN

There were no applications withdrawn from the Agenda.

## 30. 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 for 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/50701/0**  
**COLLINGBOURNE DUCIS** - Land to the rear of 106 to 108  
Cadley Road, Collingbourne Ducis - Outline application for 24  
dwellings

**DEFERRED** and delegated to the Planning Services Manager to grant planning permission as recommended subject to the two additional conditions set out below and subject to the prior completion of a Section 106 legal agreement, as set out in the planning officer's report.

- 1) The plans submitted as part of the reserved matters shall make provision for two parking spaces per dwelling.

REASON:

To ensure that adequate parking is provided within the site, in the interests of road safety.

- 2) Before any of the dwellings are occupied, a footpath shall be provided on the north side of Cadley Road, between West Farm Close and Sunton, in accordance with details that shall be submitted to and approved in writing by the local planning authority before development is commenced.

REASON:

In the interests of road safety.

### Note

1. A further letter of representation from a local resident

2. objecting to the access from Cadley Road was reported. Mr. Shields of Collingbourne Ducis Parish Council addressed Committee as a consultee in objection to the application.
3. Mr. R. Duff (Agent) addressed the Committee in support of the application.

**(2) K/52276/F**

**ALDBOURNE** - Former Thames Valley Food Site, Marlborough Road, Aldbourne - Demolition of existing factory and erection of 15 mixed residential units together with associated vehicular access estate road and parking.

**GRANTED** as recommended subject to the inclusion of a further condition concerning the provision of additional road signs to read as follows:-

Before any of the dwellings hereby approved are first occupied, signs warning of "Pedestrians in the Road" shall be erected in accordance with details showing their position that shall be submitted to and approved in writing by the local planning authority before development is commenced.

**REASON:**

In the interests of road safety.

Note

1. E-mail comments received from Wiltshire County Council Highways Department requesting the extension of the 30 miles per hour speed limit pass the boundary of the site were reported.
2. Mrs. A.H. Edmunds addressed the Committee as an objector.
3. Mr. McGowan addressed the Committee as an objector.
4. Mr. B. Buckler addressed the Committee as an objector.
5. Mr. Griffiths (Applicant) addressed the Committee in support of the application.

**(3) K/52376/F**

**UPAVON** - Dairy Cottage, Devizes Road, Upavon - One new dwelling.

**GRANTED** as recommended subject to an informative being sent to the applicant with regard to social housing.

Note

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

**(4) 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.

**GRANTED** as recommended.

Note

1. A further letter of representation from the neighbour quering the necessity for a gate in the fence was reported.
2. Miss Hambidge (Applicant) addressed the Committee in support of the application.

**(5) K/52254/F**

**RAMSBURY** - Smithy Cottage, Union Street, Ramsbury - Extensions and alterations to garage to facilitate use as ancillary residential accommodation.

**GRANTED** as recommended.

Note

1. Mr. T. Derrick (Agent) addressed the Committee in support of the application.

**(6) K/52399/F**

**NETHERAVON** - Saddlers Cottage, High Street, Netheravon - Alteration of existing steps for form disabled access.

**REFUSED** against recommendation for the following reasons:-

The steps have a detrimental impact on the appearance of this part of the Netheravon Conservation Area and their retention would conflict with policy HH5 of the Kennet Local Plan 2011.

Note

1. Mr. Inglefield addressed the Committee as an objector.
2. Mr. Knight addressed the Committee as an objector.

- (7) **K/52094/F**  
**POULSHOT** - 136 Poulshot Road, Poulshot - Proposed vehicular access and hardstanding.

**GRANTED** as recommended.

Note

1. Mr. M. Dolman (Agent) addressed the Committee in support of the application.
2. Mr. J. Bell addressed the Committee in support of the application.

**31. PROPOSED DIVERSION OF FOOTPATH AT SITE OF CROMWELL HOUSE, ROWDE**

The Committee considered the report of the Solicitor to the Council on a proposal to divert the footpath at Rowde crossing the site of the former Cromwell House which had now been demolished.

Sarsen Housing Association as the owner of the land crossed by the footpath was proposing to redevelop it having demolished the former sheltered housing scheme known as Cromwell House.

Members examined maps of the proposed new route and it was

**RESOLVED**

**THAT** the request to divert the footpath crossing the site of the former Cromwell House road be diverted on the grounds that it would enable Sarsen Housing Association to develop the land and provide affordable housing.

**32. KENNET PLANNING AND DESIGN COMPETITION**

The Committee considered the report of the Planning Services Manager setting out a proposal to launch a planning and design competition that would encourage debate about planning documents and the design of new buildings in Kennet.

The report outlined the way in which the competition would be run, the publicity that would be given and the timetable for the competition.

Members generally welcomed this scheme and it was

**RESOLVED**

**THAT**

- (1) A Kennet planning and design competition be held to recognise and encourage good design in development projects.
- (2) Local Parish and Town Councils and District Councillors be invited to nominate projects in their local area.
- (3) A panel of local architects and local business and community representatives be formed to judge the competition.
- (4) Awards be presented at an appropriate civic function; and
- (5) The sum of £500 be allocated from the Planning Delivery Grant to spend on the competition during the year 2005/2006 and for each competition year thereafter.

**33. EMERGENCY PROCEDURE FOR DEALING WITH GYPSY/  
TRAVELLER SITES ON LAND IN THEIR OWNERSHIP**

The Committee was reminded that at its meeting held on 21<sup>st</sup> April, 2005, it had considered a policy and procedure should be dealing with reports of unauthorised gypsy/traveller sites on land that they appeared to have acquired.

The minute for the decision did not make it entirely clear that the decision also related to land not in the Council's ownership and for the sake of clarity it was

**RESOLVED**

**THAT** the procedure outlined in the Planning Services Manager's report to Committee on 21<sup>st</sup> April, 2005, also be adopted for dealing with sites not in the ownership of the Council.

**PART 2**

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

None

Chairman  
1<sup>st</sup> September, 2005