

## **KENNET DISTRICT COUNCIL**

### **REGULATORY COMMITTEE**

Minutes of the meeting of the Regulatory Committee held on Thursday, 1st September 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 Mrs. S.M. Findlay  
Councillor L.H. Grundy

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

#### **APOLOGY:**

Councillor Mrs. R.S.E. Cummins

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

Councillor A. Wood for application K/52484/VAR

### **PART 1**

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

#### **34. MINUTES**

The minutes of the meeting held on 11<sup>th</sup> August 2005 were approved as correct record and signed by the Chairman.

#### **35. DISCLOSURES OF INTERST**

Councillor Mrs. S.M. Findlay declared a personal interest in planning application K/52437/F because it 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/52437/F because it concerned the Sarsen Housing Association of which he was one of the Council's nominated representatives.

#### **36. APPEALS**

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

### 37. PLANNING APPLICATIONS WITHDRAWN

There were no applications withdrawn from the Agenda.

### 38. 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. It was

#### 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/52302/F**

**CHUTE** - Lantern Cottage, Forest Lane - Retention of replacement dwelling in revised location (amendment to K/51516/F).

**APPROVED** as recommended.

Note

1. A letter of objection was reported.
2. Mr W. R. Catt addressed the Committee as an objector.
3. Mr. T. Curran addressed the Committee as an objector.
4. The applicant spoke in support of the application.

**(2) K/52484/VAR**

**NETHERAVON** - Highview Bungalow, Salisbury Road - Removal of an agricultural occupancy condition.

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

The council is not satisfied that the dwelling has been marketed at the correct value or that the agricultural workers dwelling is superfluous to agricultural need having regard to the nearby redundant agricultural buildings. The proposal is therefore considered to be contrary to the guidance in Planning Policy Statement 7: Sustainable Development in Rural Area.

Note

1. The Ward Member spoke in objection to the application.

**(3) K/52407/F**

**ALTON** - Field Cottage, Alton Priors - Erection of detached double garage and store. Insertion of Two conservation roof lights in South-East elevation of house.

**APPROVED** as recommended subject to amendment to condition 4 and additional informative.

Notwithstanding the submitted details, prior to their installation full details of the proposed roof-lights shall first be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

**REASON:**

To protect the character and appearance of the area.

**INFORMATIVE TO APPLICANT**

The applicant should note that the proposed roof-lights should be top hung 'conservation' roof-lights not exceeding 46 x 61 cm unless it can be demonstrated that larger roof-lights are needed to conform to building regulations. If larger roof-lights are proposed they should be the smallest size required by building regulations.

Note

1. Mr. N Handel spoke on behalf and in support of the applicant.

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

**ALDBOURNE** - 2 West Street - Erection of single story link and new boundary wall.

**APPROVED** as recommended with three additional conditions attached.

The gates hereby permitted shall not exceed 1 metre in height and shall open inwards only.

**REASON:**

In the interests of highway safety.

The additional section of wall hereby permitted shall not exceed 1 metre in height.

**REASON:**

To provide pedestrian intervisibility of emerging vehicles from the access in the interests of highway safety.

Prior to the commencement of development detailed plans showing the provision of two car parking spaces within the courtyard shall be submitted to and approved in writing by the local planning authority. The parking spaces shall be laid out in accordance with the approved details prior to the first use of the extension and converted garage and shall thereafter remain available for this use at all times.

**REASON:**

To ensure adequate provision is made for parking within the site in the interests of highway safety and amenity.

Note

1. Mr & Mrs Cowan (applicants) spoke in support of their application.

**(7) K/52606/LBC**

**MARLBOROUGH** - Castle & Ball Hotel, Market Place -  
Non-Illuminated and externally innumerate signs.

**APPROVED** as recommended with amendments to conditions 2 & 4.

This permission relates only to the scheme of works shown on the revised plans 17527-pos and 17527scheme submitted on the 30th August 2005.

**REASON:**

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

Notwithstanding the details shown in the submitted particulars, this consent does not include the spotlight associated with Sign E and does not include Sign I (comprising four upward facing floodlights). Likewise, the consent does not include Signs C, D, or G which were deleted from the application prior to submission.

REASON:

For the avoidance of doubt as to the works authorised and in order to secure harmonious architectural treatment.

Note

1. Amended plans from the applicant were received and reported.

**39. REGULATORY APPEALS SUB-COMMITTEE**

After consideration of a report by the solicitor to the council it was

**RESOLVED**

- THAT**
1. An Appeals Sub-Committee be appointed; and
  2. A Panel consisting of Three members from the Sub-Committee be appointed to hear the appeal.

**PART 2**

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

None

JH

Chairman  
22<sup>nd</sup> September 2005