

KENNET DISTRICT COUNCIL

REGULATORY COMMITTEE

Minutes of the meeting of the Regulatory Committee held on Thursday, 22nd 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 H Still
Councillor C R W Stone

APOLOGIES:

Councillor Mrs R S E Cummins
Councillor A R Connolly

PART 1

Items considered whilst the public were entitled to be present

40. MINUTES

The minutes of the meeting held on 1st September 2005 were approved as correct record and signed by the Chairman.

41. DISCLOSURES OF INTERST

Councillor Mrs S M Findlay declared a personal interest in planning application K/52228/F because it concerned the Sarsen Housing Association of which she was one of the Council's nominated representatives.

42. APPEALS

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

43. PLANNING APPLICATIONS WITHDRAWN

There were no applications withdrawn from the Agenda.

44. **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/52228/F**
ERLESTOKE - The Park - Erection of 10 dwellings and two passing bays.

DEFFERED AND DELEGATED to the Planning Services Manager to grant planning permission subject to the prior completion of a Section 106 legal agreement and the following additional condition relating to the storm drain:

No development shall be commenced until a scheme for the diversion of the currently culverted watercourse (known locally as the 'barrel drain') has been submitted to and approved in writing by the local planning authority. The scheme should include an analysis of the current flow; consideration of an improvement to the current channel capacity; the consideration of replacing the culverted channel with an open cut channel; and details of the future ownership and maintenance plan. The works shall be completed in accordance with the details and in accordance with a timetable agreed with the local planning authority.

Note

1. Five letters of representation, mainly concerning a storm barrel drain on the site were reported, with other comments made on road safety and parking issues.
2. An amended response from the Environment Agency, removing its previous objection to the scheme was reported.
3. Further comments from the Parish Council were reported.

- (2) **K/52416/F**
MARLBOROUGH - 143 High Street, Marlborough - Change of use to mixed A1/A3 use.

GRANTED, as recommended with the removal of recommended planning condition 3 concerning the hours of opening.

Note

1. Mr Brooker (agent) spoke in support of the application.

- (3) **K/52311/F**
MILDENHALL - 1 Church Lane, Mildenhall - Demolition of all existing buildings and erection of a new five bedroom detached two storey dwelling plus private motor garage and alterations to vehicular access.

GRANTED, as recommended with the time limit in condition 1 being changed from 3 to 5 years and the following additional condition:

Before any work commences on site the ground floor slab levels for the house and the garage shall be agreed in writing with the local planning authority. The development shall be carried out in accordance with these approved details.

REASON:

In the interests of visual amenity.

Note

1. A letter from the agent to Wiltshire County Council's Highways department was reported.
2. A letter from Wiltshire County Council with amended highway recommendations was reported.
3. Mr John Bevan spoke as an objector.
4. Mr Andrew Ainslie spoke as an objector.

- (4) **K/52807/F**
CHUTE FOREST - Ashlee, Chute Forest - Change of use of section of paddock to a horse ménage.

GRANTED, as recommended subject to the following additional condition:

If the manege ceases to be used, it shall be removed from the site and the land reinstated to a grass paddock within 6 months of the manege ceasing to be used.

REASON:

To ensure the protection of the landscape of this part of the area of outstanding natural beauty.

(5) K/52612/F

BISHOPS CANNINGS - The Old Vicarage, Bishops Cannings
- Conversion of stables to dwelling (amendment to K/51785).

GRANTED, as recommended.

Note

1. A letter of representation was reported.
2. The views of the Ward Member, supporting the recommendation, were reported.

(6) K/52654/F

ROUNDWAY - 11 Roundway Park, Roundway, Devizes –
Single story rear and two story side extension.

GRANTED, as recommended.

Note

1. Two letters of representation were reported, including one from an agent acting for one of the neighbours.
2. A letter and amended plan from the agent clarifying the the boundary line was reported.

45. ADVERTISEMENT PROCEDURE FOR DEALING WITH UNAUTHORISED SIGNS ON THE HIGHWAY

Those present considered the report from the Planning Services Manager and discussed the proposals contained therein. After deliberation it was

RESOLVED

THAT

- a) Where the council, in responding to a complaint, discover through investigation that an unauthorised advertisement is being displayed on a public highway, the procedure to be followed shall be as set out below:
 - i Where the name of the person responsible for displaying the advertisement is known, they shall be contacted and given two days to remove the advertisement;
 - ii Where the name is not known, the sign shall be removed;

- iii If, where the person displaying the advertisement has been given two days notice and has failed to remove the advertisement, the sign shall be removed, placed in storage and the person responsible for displaying the advertisement contacted and advised that it may be collected subject to a charge of £35 to cover the Council's costs; and
- b) Where the council, in responding to a complaint, discover through investigation that the advertisement is being displayed on the public highway is authorised by the advertisement regulations, (eg for charitable/recreational purposes), but it appears that the Highway Authority has not given its permission, the complaint will be passed to Wiltshire County Council.

PART 2

Items considered whilst the meeting was closed to the public

None

JH

Chairman
22nd September 2005