

KENNET DISTRICT COUNCIL

REGULATORY COMMITTEE

Minutes of the meeting of the Regulatory Committee held on Thursday 15th December 2005 in the Council Chamber, Browfort, Devizes at 2:15pm.

PRESENT: Councillor J A Booth - Chairman

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

ALSO IN ATTENDANCE:

Councillor Brewer for application K/52761/O
Councillor Duck for application K/52761/O
Councillor Ody for applications K/52761/O & K/53720/R3

PART 1

Items considered whilst the public were entitled to be present

64. MINUTES

The minutes of the Committee meeting held on 24th November 2005 were approved as a correct record and signed by the Chairman.

65. DECLARATIONS OF INTEREST

Councillor Brewer declared a personal interest in application K/52761/O as he had previously considered, though had not voted on the matter at a Roundway Parish Council meeting. His views on the application had also been published in a local newspaper.

Councillor Ody declared a personal interest in application K/52761/O as he had made his views on the application known in the past.

Councillor Brown declared a personal interest in application K/52932/F as he knew the agent.

Councillor Parsons declared a personal interest in application K/53205/F as he knew the applicant.

66. APPEALS

The Committee received and noted details of 5 planning appeals that had been dismissed.

67. PLANNING APPLICATIONS WITHDRAWN

No applications were withdrawn from the agenda.

68. 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 prior to 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/52761/O**

ROUNDWAY – Land off Quakers Walk – Outline planning permission for residential development of about 230 houses, new primary school and creation of new access on to the A361 London Road.

Members received a short visual presentation and summary of the application from the Head of Development Control.

A recorded vote to defer and delegate the application as per officer recommendation was requisitioned by virtue of Council Procedure rule 5.05. The vote was **WON** by 9 votes for to 6 votes against. The result of the recorded vote was:

For	Against
Beard	Connolly
Booth	Mrs Cummins
Brown	Grundy
Campbell	Kunkler
Cavill	Parsons
Mrs Findlay	Still
Humphries	
Mrs Rawlins	
Stone	

The application was therefore

DEFERRED and Delegated to the Planning Services Manager to grant outline planning permission after completion of Section 106 legal agreements.

Note:

1. The contents of 3 letters of representation were received and reported.
2. Comments regarding site drainage from Roundway Parish Council were received and reported.
3. Comments from the Environment Agency were received and reported.
4. Mr Sedgewick (The Trust for Devizes) spoke in objection to the application.
5. Mrs M Skippen spoke in objection to the application.
6. Mr Padwick spoke in objection to the application.
7. Mr Eccles (CPRE Kennet) spoke as a consultee.
8. A Ward Member and two Devizes Members spoke in objection to the application.

(2) K/53022/F

BISHOPS CANNINGS – Land at Horton Avenue – Construction of public house and associated car park.

Members received a short visual presentation and summary of the application from the Head of Development Control.

GRANTED as recommended.

Note:

1. Mr Perkins (applicant) spoke in support of his application.

(3) K/53031/F

LUDGERSHALL – The Old School, St. James Street – Partial demolition of the existing school and conversion of the retained building to provide ten 1-bedroom flats and erection of terrace of five 2-bedroom cottages.

GRANTED as recommended.

Note:

1. An email from Ludgershall Parish Council was received and reported.
2. Mr S Packer spoke (agent) spoke in support of his application.
3. The Ward Member spoke in support of the application.

(4) K/53180/F

MARLBOROUGH – Marlborough College, Barton Dene – 6 new staff houses.

GRANTED as recommended subject to approval from the Secretary of state as the application was a departure from the Local Plan.

Note:

1. Confirmation of objection was received from Marlborough Town Council.
2. Ms V Tanfield (agent) spoke in support of her application.
3. Councillor Cavill reported that the Ward Member was in objection to the application.

(5) K/52720/R3

DEVIZES – West Central car park, off New Park Street – Demolition of existing public conveniences and construction of new, enlarged public conveniences with streetscape works.

GRANTED as recommended with the following additional condition:

7. No development shall take place within the area of the application until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation that has been submitted to and approved in writing by the local planning authority.

REASON:

The site lies in an area of archaeological interest.

Note:

1. Comments from Wiltshire County Council's Archaeologist were received and reported.
2. Mr Davison spoke in objection to the application.
3. A Devizes Member spoke in objection to the application.

(6) K/52828/CAC

DEVIZES – The Wharf car park, off New Park Street – Demolition of existing public conveniences with offices.

RESOLVED to request the Secretary of State to grant conservation area consent as per officer recommendation.

Note:

1. Mr Snell spoke in objection to the application.
2. Mr Burn spoke in objection to the application.
3. Miss Bull spoke in objection to the application.

(7) K/53136/F

DEVIZES – The Wharf car park, off New Park Street – Replacement of existing public conveniences with new streetscape works.

GRANTED as recommended.

Note:

1. The Ward Member spoke in support of the application.

(9) K/52932/F

ERLESTOKE – Erlestoke Sands Golf Club – New Green Keepers building including associated works.

GRANTED as recommended.

Note:

1. Letters from Coulston Parish Council objecting the application were received and reported.
2. The Ward Member spoke in support of the application.

(10) K/53136/F

NORTH NEWNTON – Moonraker Farm, Bottlesford – Temporary residential accommodation.

GRANTED as recommended.

Note:

1. Comments from North Newnton Parish Council were received and reported.
2. 4 letters of objection were received and reported.
3. A letter of support was received and reported.
4. Mrs G Phillips (applicant) spoke in support of her application.
5. The Ward Member spoke in support of the application.

(11) K/53205/F

NORTH NEWNTON – 1 Park Road – Amendments to application K/52126/F (variation in height of extension and details of windows).

DEFERRED for consideration and determination at a reconvened meeting of the Committee on site on Wednesday 4th January 2006 at 11:00am.

Note:

1. Mr K Lang spoke in objection to the application.
2. Mrs Chandler (applicant) spoke in support of her application.
3. The Ward Member spoke in objection to the application.

69. HOUSES ON SITE OF FORMER RAMSBURY SURGERY

Following deliberation it was

RESOLVED

THAT the recommendation contained in the report by the Planning Services Manager be adopted.

PART 2

Item considered whilst the meeting was closed to the public

None.

JH

Chairman
5th January 2006