

KENNET DISTRICT COUNCIL

REGULATORY COMMITTEE

Minutes of the meeting of the Regulatory Committee held on
Thursday, 5th January, 2006 in the Council Chamber, Browfort, Devizes
at 2.15 pm

PRESENT: Councillor A.J. Booth - Chairman

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

APOLOGIES FOR ABSENCE:

Councillor Mrs. R.S.E. Cummins

ALSO IN ATTENDANCE:

Councillor Carter for application K/53073/RM
Councillor Duck for application K/53073/RM
Councillor Ody for application K/53073/RM
Councillor Mrs. Hayhoe for application K/53363/F
Councillor Hoddinott for application K/52483/F
Councillor Giles for applications K/53179/F; K/53294/F & K/53310/F

PART 1

Items considered whilst the public were entitled to be present

5. MINUTES

The minutes of the Committee held on 15th December, 2005, were approved as a correct record and signed by the Chairman.

6. DISCLOSURES OF INTEREST

Councillor Parsons declared a personal interest in application K/53362/F as he knew the applicant.

Councillor Skittrall declared a personal interest in application K/52483/F as he was a Kennet District Council representative on Sarsen Management Board.

Councillor Brown declared a personal interest in application

K/53196/F as he knew the owners of a neighbouring property.

Councillor Mrs. Giles declared a personal interest in application K/53179/F as she had previously owned the property.

Councillor Mrs. Giles declared a personal interest in application K/53310/F as she knew the applicant.

Councillor Mrs. Findlay declared a personal interest in application K/52483/F as she was a Kennet District Council representative on Sarsen Management Board.

7. APPEALS

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

8. PLANNING APPLICATIONS WITHDRAWN

No applications were withdrawn from the agenda.

9. 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 prior to the meeting. It was

RESOLVED

THAT the applications been 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/53073/RM

ROUNDWAY - Kverneland factory site, Folly Road, Roundway
- Reserved matters application for residential development comprising 165 dwellings together with associated roads and landscape works including provision of public open space.

DEFERRED and delegated to the Planning Services Manager to grant approval, subject to successfully negotiating increased parking provision to the value of 1.75 parking spaces per dwelling, with any decision referred to the Committee should negotiations not be successful.

Note:

1. The contents of a letter of representation were received and reported.
2. E-mails from Councillors Brewer, Carter, Duck and Ody were received and reported.
3. An e-mail from the Agent was received and reported.
4. An e-mail from Wiltshire County Council Highways was received and reported.
5. An amended letter from APT Design was received and reported.
6. Mr Kirkman (CPRE) spoke as a consultee on the application.

(2) K/53303/F

LUDGERSHALL - Land at Great Shoddesden, Ludgershall - Full planning permission for construction of golf course and associated parkland including 18 hole and 9 hole par three practice ground, club house and associated works.

GRANTED as recommended.

Note

1. Mr. N. Whitehead spoke in support of the application.

(3) K/52483/F

POTTERNE - Saint Mary's House, Saint Mary's Close - Full planning permission for construction of 13 new homes.

GRANTED as recommended.

Note

1. The contents of a letter of representation was received and reported.
2. The Ward Member spoke in support of the application.

(4) K/53196/F

SEEND - Land to rear of 1 Perry's Lane, Seend Cleeve - Full planning permission for erection of a new dwelling and access.

GRANTED as recommended.

Note

1. The Planning Services Manager reported the following amendments to the conditions applied to the application:

"2. This permission relates only to the scheme of development shown on the revised plans 11065/1B

received on the 30th November 2005 and the fax from the agent dated the 22nd December 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.

4. The two rooflights on the western elevation shall be positioned so that their bottom cill is no less than 1.7 metres above the finished floor level of the room they serve.

REASON:

In the interests of the privacy of the neighbouring property. "

- (5) **K/53164/F**
WEST LAVINGTON - 32 High Street, West Lavington - Full planning permission for new single storey dwelling.

GRANTED as recommended with one additional condition:

"15. The external works involved in the construction of the house and associated parking/access (including the demolition of the existing small brick building) shall only be carried out during the periods 07.30 - 17.30 hours Mondays to Fridays and 07.30 - 13.00 hours on Saturdays. No external works shall be carried out on Sundays and Bank Holidays.

REASON:

To minimise the impact of the works on local residents, by reason of noise and general disturbance."

Note

1. Mrs. Donaldson spoke in objection to the application.
2. Mrs. Colquhoun spoke in objection to the application.
3. Mr. Wimbledon spoke in objection to the application.
4. Mr. Taylor (Agent) spoke in support of the application.

- (6) **K/53179/F**
BROMHAM - Old Dairy, Hawk Street, Bromham - Full planning permission for erection of two bungalows with private access drive.

GRANTED against officer recommendation with the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years of the date of this permission.

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the planning and Compulsory Purchase Act 2004.

2. Prior to the first occupation of either of the dwellings, the existing buildings on the site shall be demolished and the materials removed from the site.

REASON:

In the interests of visual amenity.

3. No development shall take place until details of the materials to be used for the external walls and roofs and the 2 metre high brick wall to the south and west (including samples if requested) have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON:

To secure harmonious architectural treatment.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), no additions to, or extensions or enlargements of, the buildings hereby approved shall be erected without the prior grant of planning permission from the local planning authority.

REASON:

To enable the local planning authority to retain control over the enlargement of the buildings in the interests of the amenity of residents of nearby properties.

5. 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 above ground floor ceiling level in the buildings hereby permitted without the prior grant of planning permission from the local planning authority.

REASON:

In the interests of the privacy of the neighbouring properties.

6. Before any part of the development hereby permitted is first occupied the access, turning area and parking spaces shall be completed in accordance with the details shown on the approved plans, and shall thereafter be maintained for these purposes.

REASON:

In the interests of highway safety.

7. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

REASON:

To ensure a satisfactory landscaped setting for the development.

8. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of either of the buildings or the completion of the development whichever is the sooner; any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the local planning authority.

REASON:

To ensure a satisfactory landscaped setting for the development.

9. Before either of the dwellings are first occupied, the 2 metre high brick wall shall be completed, in accordance with details of its design and external appearance that shall have been submitted to and approved in writing by the local planning authority before its construction commences. Notwithstanding the details shown on the approved plan, the wall on the southern boundary shall be extended to run the whole length of the southern boundary.

REASON:

To protect the amenity of both the existing dwellings and the proposed new ones.

10. 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 result in the redevelopment of a redundant brownfield site (where marketing has failed to find a suitable employment use). The replacement of the buildings with the two bungalows would improve the appearance of the area without detracting from the amenity of nearby residential properties.

Note

1. The Committee received and noted amendments to the application submitted by the Agent.
2. Mr. S. Packer (Agent) spoke in support of the application.

(7) **K/53294/F**

BROMHAM - 77 Netherstreet, Bromham - Full planning permission mixed development application for retention of existing building for use as office/barn and retention of access track.

REFUSED as recommended.

Note

1. The contents of a letter of representation were received and reported.
2. The contents of an e-mailed representation were received and reported.
3. A Ward Member spoke against the application.
4. The Planning Services Manager advised the Committee that enforcement action would be taken against the applicant to secure the removal of the building.

(8) **K/53310/F**

BROMHAM - Clackersbrook Farm, The Common, Bromham - Full planning permission for erection of steel framed extension to existing factory to provide timber store – revised design to approved scheme K/41241.

GRANTED as recommended.

Note

1. Comments from an Environmental Health Officer concerning noise levels were received and reported.
2. Mr. R. Bourne spoke in objection to the application.
3. Mr. P. Bourne spoke in objection to the application.
4. Mr. D. King (Applicant) spoke in support of the application.
5. A Ward Member spoke in support of the application.

(9) K/53363/F

PEWSEY - Pewsey Tennis Club, Pewsey Recreation Ground, Pewsey - Full planning permission for construction of hitting wall and associated court markings.

GRANTED as recommended.

Note

1. The contents of three letters of representation were received and reported.
2. Mr. Asbury spoke in objection to the application.

(10) K/53235/F

BURBAGE - 4 Ailesbury Way, Burbage - Full planning permission for erection of two storey front extension and single storey rear extension.

GRANTED as recommended.

Note

1. Karen Reeves (Applicant) spoke in support of the application.

(11) K/53362/F

BISHOPS CANNINGS - 24 Wyvern Close, Bishops Cannings - Full planning permission for two storey side extension with room in the roof.

GRANTED as recommended.

Note

1. Comments from Wiltshire County Council Highways Department were received and reported.

- (12) **K/53124/F**
ALDBOURNE - Pudley Wharf Barn, Castle Street, Aldbourne -
Full planning permission for variation of condition 8 on
permission K/40901 to allow formation of pedestrian access and
erect of a garden shed.

GRANTED as recommended.

Note

1. Mr. Faulkner (Applicant) spoke in support of the application.

PART 2

Items considered whilst the meeting was closed to the public

None

Chairman
26th January, 2006

JG