

KENNET DISTRICT COUNCIL

REGULATORY COMMITTEE

Minutes of the meeting of the Regulatory Committee held on Thursday 26th December 2006 in the Council Chamber, Browfort, Devizes at 10:30am.

PRESENT: Councillor J A Booth - Chairman

Councillor K R F Beard	Councillor C P Humphries
Councillor P A Brown	Councillor J J Kunkler
Councillor D D Campbell	Councillor S J Miles
Councillor W B Cavill	Councillor R T Parsons
Councillor Mrs R S E Cummins (AM Only)	Councillor Mrs N G Rawlins
Councillor Mrs S M Findlay	Councillor A Skittrall (AM Only)
	Councillor A H Still

ALSO IN ATTENDANCE:

Councillor Mrs E M Hannaford-Dobson for application K/53421/F
Councillor J N Fogg for application K/53421/F
Councillor Duck for applications K/53073/RM and K/53392/F

PART 1

Items considered whilst the public were entitled to be present

10. MINUTES

The minutes of the meeting held on 5th January 2006 and the site meeting held on 4th January 2006 were approved as correct records and signed by the Chairman.

11. DECLARATIONS OF INTEREST

Councillor Mrs Findlay declared a personal interest in application K/53421/F as her husband was a past governor of the school and is a member of the school trust. Her children had also attended the school.

Councillors Humphries, Mrs Rawlins, Skittrall, Mrs Hannaford-Dobson and Fogg all declared a personal interest in application K/53421/F as their children had all attended the school. Councillor Mrs Hannaford-Dobson could see the site from her house.

Councillor Cavill declared a personal interest in application K/53421/F as any approval of the application could have an impact on the traffic flow past his house.

Councillor Parsons declared a personal interest in application K/52905/RM as he believed he knew the applicant in a personal capacity.

12. PLANNING APPLICATIONS WITHDRAWN

No planning applications were withdrawn from the agenda.

13. 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/53421/F

MARLBOROUGH – St. John’s School, Chopping Knife Lane – Full planning permission for demolition of existing buildings and erection of 174 dwellings together with alteration to Chopping Knife Lane and associated estate roads, landscaping, open space, play areas, drainage works and connection to existing systems.

Members received a visual presentation summarising the application from the Head of Development Control. The Planning Services Manager briefed the Committee and answered their initial questions.

DEFERRED and Delegated against officer recommendation to the Planning Services Manager to grant full planning permission subject to the imposition of appropriate conditions and completion of Section 106 legal agreements and subject to prior referral to the Secretary of State. The reasons for the decision were stated to be:

- The proposal meets the design and density criteria in PPG 3;
- It provides 174 new houses for Marlborough;
- Together with the Stedman site, a total of 59 rented/shared ownership homes will be provided (across both sites);
- It provides 32 lower cost market houses which, whilst not in accordance with the Council’s criteria for affordable housing, will be cheaper than the average cost of housing in Marlborough;
- Enables the single site school project with its community facilities to go ahead;
- Benefits the local economy

Note:

1. The Head of Development Control responded to inaccuracies in one of the letters received and reported a letter referring to the possibility of a challenge to the Council's decision.
2. 65 letters were received and the contents reported to the Committee. 56 letters were in support of the application and 16 were against.
3. 2 letters from the Council for the Protection of Rural England and one from Wiltshire County Council reiterating previous objections were received and reported to the Committee.
4. Mr A Horwood spoke in objection to the application.
5. Mr D Norman spoke in objection to the application.
6. Ms N Gibson spoke in objection to the application.
7. Dr Kirkman (CPRE) spoke in objection to the application from his capacity as a consultee.
8. Dr Hazelwood spoke in support of the application.
9. Marlborough Members Fogg and Mrs Hannaford-Dobson spoke in objection to the application.
10. Marlborough Members Skittrall & Cavill spoke in support of the application.
11. Councillors Miles and Mrs Cummins asked that their votes against the granting of the application be noted.

(2) K/52550/O

TIDWORTH – Land on South side of Station Road – Outline planning permission for supermarket, ancillary shops, car parking, access, highway works and relocation of garages and electricity sub-station.

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

DEFERRED & DELEGATED to the Planning Services Manager to grant outline planning permission in accordance with the recommendation subject to the prior completion of a Section 106 legal agreement and the conditions set out in the report.

Note:

1. Petitions against the application from local traders and 'Save the Town Green' were received and reported to the Committee.
2. One letter of objection was received and reported to the Committee.
3. A letter from English Heritage was received and reported to the Committee.
4. Email from the Chair of Tidworth Community Area Transport Group and Wiltshire County Council highways department were received and reported to the Committee.
5. Ms J Hill spoke in objection to the application.
6. Ms A Thornton spoke in objection to the application.

7. Mr D Wildman (Tidworth Chamber of Commerce) spoke in both objection and support of the application from his capacity as a consultee.
8. Mr C Burnett (Agent) spoke in support of his application.
9. Ward Member Miles spoke in support of the application.

(3) K/53073/RM

ROUNDWAY – Former Kverneland factory site – Reserved matters for residential development of 165 dwellings together with associated roads and landscape works including provision of public open space.

REFUSED for the following reasons:

The proposal, at 1.57 spaces per dwelling, makes inadequate provision for off-street parking in what is a rural location. The local planning authority consider that a higher parking provision is required to prevent the appearance of the area being harmed by an excess of on-street parking that would also have an adverse impact on road safety. The proposal therefore conflicts with policy AT9 of the Kennet Local Plan 2011 that requires 2 parking spaces per residential unit.

Note:

1. The content of an email from Kennet District Councils Housing Development Manager was reported to the Committee.
2. The content of a letter from Wiltshire County Councils Highway Department was reported to the Committee.
3. The content of a letter from the Trust for Devizes was reported to the Committee.
4. The content of a letter from Councillor Ody was reported to the Committee.
5. A letter and amended layout plans were received from the Agent and reported to the Committee.
6. Mr T Sedgwick spoke in objection to the application.
7. Dr J Kirkman (CPRE) spoke in objection to the application from his capacity as a consultee.
8. Mr N Guilford (Agent) spoke in support of the application.
9. Two Ward Members spoke in objection to the application.

(4) K/52905/RM

DEVIZES – Former Gaiger Builders Yard, Bath Road – Erection of 18 new dwellings including associated highway works, access and play area.

DEFERRED and delegated to the Planning Services Manager to grant planning permission subject to the prior completion of a Section 106 legal agreement and the re-wording of a condition to read:

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be commenced until full details

of the footpath link to the canal towpath have been submitted to and approved by the local planning authority in writing. The footpath link shall be constructed in accordance with the approved details prior to any of the dwellings being occupied and shall thereafter be retained as a footpath link.

REASON:

In the interests of protecting the setting of the Kennet & Avon Canal and to secure the provision of the footpath link in the interests of providing a recreational amenity and encouraging more sustainable forms of transport.

1. A letter from Wiltshire County Councils Highways Department was received and reported to the Committee.
2. The Ward Member spoke in support of the application.

(5) K/53418/F

ERLESTOKE – 14 High Street – Change of use of Post Office to allow residential use in association with existing residential use.

GRANTED as recommended.

Note:

1. Ms E Sharman spoke in objection to the application.

(6) K/53405/F

DEVIZES – Old Builders Yard – Proposed 1 bedroom dwelling by conversion of disused store..

GRANTED as recommended.

Note:

1. Mr H Waters (Agent) spoke in support of his application.

(7) K/53392/F

DEVIZES – Adjacent 29 Meadow Drive – Single story dwelling.

GRANTED as recommended.

Note:

1. The content of a letter from a nearby resident was received and reported.
2. Mr H Waters (Agent) spoke in support of his application.
3. The Ward Member spoke in objection to the application.

- (9) **K/53020/F**
CHILTON FOLIAT – 16 The Groves – New dwelling in garden.

GRANTED as recommended.

Note:

1. Ms C Stubbington (Applicant) spoke in support of her application.
2. The Ward Member spoke in support of the application.

PART 2

Item considered whilst the meeting was closed to the public

None.

JH

Chairman
16th February 2006