

KENNET DISTRICT COUNCIL

REGULATORY COMMITTEE

Minutes of the meeting of the Regulatory Committee held on Thursday 16th February 2006 in the Council Chamber, Browfort, Devizes at 2:15pm.

PRESENT: Councillor J A Booth - Chairman

Councillor K R F Beard	Councillor C P Humphries
Councillor P A Brown	Councillor J J Kunkler (K/53527/O Only)
Councillor D D Campbell	Councillor R T Parsons
Councillor W B Cavill	Councillor Mrs N G Rawlins
Councillor Mrs R S E Cummins	Councillor A H Still
Councillor L H Grundy	

APOLOGIES:

Councillor A R Connolly	Councillor Mrs S M Findlay
Councillor A Skittrall	

PART 1

Items considered whilst the public were entitled to be present

14. MINUTES

The minutes of the meeting held on 29th January 2006 were signed by the Chairman as being a correct record subject to the wording of 'school trust' in Councillor Mrs Findlay's declaration of interest being changed to read 'foundation trust'.

DECLARATION OF INTEREST

Councillor Humphries declared a personal interest in application K/53177/F as he was a member of the Police Authority.

15. APPEALS

The Committee received details of 3 applications that had been dismissed and one that had been allowed.

16. PLANNING APPLICATIONS WITHDRAWN

No planning applications were withdrawn from the agenda.

17. KENNET PLANNING AND DESIGN AWARDS

Winning designs were announced by the Planning Services Manager and certificates given to winners by the Chairman.

18. 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/53527/O**

PEWSEY – Land at 10 Brunkards Lane – Outline planning permission for 6 new houses.

GRANTED as recommended subject to the following additional conditions:

Notwithstanding the notes shown on the 'Proposed Site Plan' (drawing no. 2403.05C), unit no. 5 shall be single storey only and shall not incorporate any windows in the roof.

REASON:

To protect the amenities and privacy of adjoining properties.

No work or process shall be carried out, no machinery shall be operated, and no deliveries shall be taken or despatched from the site outside the hours of 8:00am to 6:00pm Monday to Friday, 9:00am to 1:00pm Saturday, and at no time on Sundays, or Bank or Public Holidays.

REASON:

To ensure that the operations do not prejudice the amenities of the area by reason of noise and disturbance.

No development shall take place until details of locations for parking for vehicles of site personnel, operatives and visitors; loading and unloading of plant and materials; and storage of plant and materials to be used in constructing the development, have been submitted to and approved in writing by the local planning authority. Each of these facilities shall be retained and used as required by the terms of the approval throughout the construction of the development free from any impediment to its designated use.

REASON:

In order that the development should not prejudice highway safety, the free flow of traffic, or cause inconvenience to other highway users.

Note:

1. Comments received from Pewsey Parish Council were reported to the Committee.
2. Two letters of objection were received and reported to the Committee.
3. Amended plans were received from the applicant's agent.
4. Mr D Beasley spoke in objection to the application.
5. Mr K Jones spoke in objection to the application.
6. Mr M Tebbatt spoke in objection to the application.

(2) K/043791/O

RUSHALL – Farm Buildings, Village Street – Outline planning permission for redevelopment of site to provide 9 dwellings (3 affordable) and 1 live/work unit and access road.

DEFERRED AND 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 agreement and the conditions set out in the report together with the following additional conditions and a covering letter relating to materials, demolition and parking:

The 'work' element of the live/work unit hereby approved shall remain an integral part of the unit and shall not at any time be occupied as a separate and independent unit of accommodation.

REASON:

To ensure that the accommodation remains at all times integral to the live/work unit in the interests of residential amenity.

Condition 17 be changed to read:

Before the development hereby permitted commences, a revised layout drawing shall be submitted to, and approved in writing by, the local planning authority showing a turning space on the site for The Cottage to enable vehicles to enter and leave this property in forward gear at all times and without hindrance.

Reason:

To safeguard the amenity of neighbouring residents.

Note:

1. Mrs M Holsman spoke in objection to the application.
2. Mrs A Clark spoke in objection to the application.
3. Mrs D Waterlow spoke in objection to the application.

- (3) **K/53552/F**
MARKET LAVINGTON – Land adjacent to 29 Stirling Road – Semi-detached dwelling with single garage.

DEFERRED for consideration and determination at a reconvened meeting of the Committee on site on Tuesday 21st February 2006 at 10:30am.

Note:

1. Two letters objecting to the application were received and reported to the Committee.
2. One letter supporting the application was received and reported to the Committee.
3. Mr T Marsden spoke in objection to the application.
4. Mr J Whitton (agent) spoke in support of the application.

- (4) **K/53117/F**
SHALBOURNE – Great Botley Copse, Great Botley Down, Oxenwood – Installation of a 22 metre high guyed monopole supporting 3 dipole antennas, cabin and ground-based equipment cabinets.

GRANTED as recommended.

Note:

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

- (5) **K/53470/F**
MARLBOROUGH – Land adjacent to 1 Stonebridge Close – Extension to house under construction.

GRANTED as recommended.

Note:

1. A letter of representation was received and reported to the Committee.
2. A letter from the agent supporting the application was received and reported.
3. Mr N Smith spoke in objection to the application.

- (6) **K/53256/F**
SEEND – Bell Hill, Trowbridge Road – Erection of barn and creation of hard-standing.

GRANTED as recommended.

Note:

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

PART 2

Item considered whilst the meeting was closed to the public

19. PROPOSED ENFORCEMENT ACTION

The Planning Services Manager introduced his report and answered questions from the Committee. Following deliberation it was

RESOLVED

THAT the Planning Services Manager be authorised to serve an enforcement notice requiring:

1. The cessation of the use of the land being used as permanent mooring for boats and barges (or similar) used as either dwellings or holiday homes.
2. Full compliance with the enforcement notice no later than three months from the date of the notice taking effect.

JH

Chairman
9th February 2006