

KENNET DISTRICT COUNCIL

REGULATORY COMMITTEE

Minutes of the Meeting of the Regulatory Committee held on Thursday 9th March 2006
in the Council Chamber, Browfort, Devizes at 2.15pm.

PRESENT: Councillor P.A. Brown – Chairman

Councillor K. R. F. Beard
Councillor D.D. Campbell
Councillor W.B. Cavill
Councillor A. Connolly
Councillor Mrs R.S.E. Cummins
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. Skittrall
Councillor A.H. Still

APOLOGIES:

Councillor J.A. Booth

ALSO IN ATTENDANCE:

Councillor B.G. Ashley and Councillor P.N. Veasey for Minute Number 27

PART 1

Items considered whilst the public were entitled to be present

23. MINUTES

The minutes of the meeting held on 16th February 2006 and the site meeting held on 21st February 2006 were confirmed as correct records and signed by the Chairman.

24. DISCLOSURES OF INTEREST

There were none.

25. APPEALS

The Committee received details of three appeals that had been dismissed and two appeals that had been allowed.

26. PLANNING APPLICATIONS WITHDRAWN

No planning applications were withdrawn from the agenda.

27. 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 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/52510/F

ALTON - Honey Street Mill, – Full Planning Permission for - Retain one outbuilding and cellars for employment use; Re-use existing building and carry out alterations to form eight dwellings; Retain and refurbish existing house; Build nine new houses; Demolish a barn and build three live/work units; Retain an existing barn for employment canal side uses and construction of a new shop/post office; New access roads/drives and parking areas.

REFUSED against officer recommendation.

Reason:-

1. The proposal, by reason of the high number of residential units, would result in an over-development of the site and an inharmonious form of development which would be neither in scale nor in character with its context comprising a small, loose knit village with limited facilities. Furthermore, by reason of the limited facilities in the village and the remote location, there would be a high dependency on travel by private motor car by the new residents. This is contrary to Policy HC24 of the Kennet Local Plan 2011 and the principles of sustainability.

2. The proposed layout makes inadequate provision for both private outdoor amenity space and public outdoor amenity space. Furthermore, the shared use of the central access road by both residential and commercial traffic would have a harmful impact on the amenities of the new residents. This is contrary to Policies PD1 and HC35 of the Kennet Local Plan.

3. Having regard to the isolated, rural location where there is an inevitably high dependence on travel by private motor car, the proposed layout makes inadequate provision for parking for the proposed affordable units. This is contrary to Policy AT9 of the Kennet Local Plan 2011.

Note

1. Three further letters of objection had been received and were reported to the Committee

2. Three letters of support had been received and were reported to the Committee
3. A letter from Wiltshire Wildlife Trust had been received and was reported to the Committee
4. A letter from Sarsen Housing Association had been received and was reported to the Committee
5. A letter from Michael Ancram MP had been received and was reported to the Committee
6. Shelagh Gibson spoke in objection to the application
7. Sandy Collison spoke in objection to the application
8. Polly Carson spoke in objection to the application
9. Charles Fletcher, Chairman of Alton Parish Council, spoke in objection to the application
10. Kate Fieldon, CPRE, spoke in objection to the application
11. Ian Mellor (Agent) spoke in support of the application

(3) K/53560/F

HAM – Rosemead, Cutting Hill – Full planning permission for demolition of existing dwelling, construction of replacement dwelling and garage, enlargement of domestic curtilage.

GRANTED as recommended.

Note

1. The Ward Member expressed reservations about the application and requested that a site meeting be held.
2. A further letter had been received from the Agent and was reported to the Committee.
3. Justin Shingles (Applicant) spoke in support of the application.

(4) K/53629/F

COLLINGBOURNE KINGSTON - Chapel Lane – Full planning permission for demolition of garages and erection of one dwelling.

GRANTED as recommended.

Note

1. A Letter of Objection had been received and was reported to the Committee
2. Vanessa Tanfield (Michael Fowler Architects) spoke in support of the application

(5) K/53637/F

NETHERAVON - 651 Hales Road – Full planning permission for erection of one two storey dwelling house.

GRANTED as recommended with the addition of a further condition requiring the provision of two parking spaces per property for the new and existing premises as set out below:

6. Before the first occupation of the dwelling house hereby permitted, the existing garage/shed (which would be in the rear garden of the new dwelling) shall be permanently removed from the site, and provision shall be made on the site for the provision of parking of two cars for the new house and two cars for the existing house in accordance with details to be submitted to and approved by the local planning authority. The parking spaces shall be constructed with a consolidated surface (not loose stone or gravel) and provision shall be made for the disposal of surface water so as to prevent its discharge on to the highway. The parking spaces shall be kept available for car parking for the development all times thereafter.

REASON: To ensure the adequate provision of parking space in the interests of highway safety.

Note

1. The Planning Services Manager reported the support of the Ward Member
2. Jane Marrs (Applicant) spoke in support of the application

(6) K/53649/F

OGBOURNE ST. GEORGE - Fauns Close, Ogbourne St George – Full planning permission for use of site for mixed residential and vehicle sales

REFUSED against officer recommendation

Reason

1. The proposal would introduce an inappropriate use into a residential area that would have an adverse impact on the amenity of local residents and on the character and appearance of this part of the Ogbourne St George Conservation Area and the appearance of this part of the North Wessex Downs Area of Outstanding Natural Beauty. This would conflict with policies PD1 and HH5 of the Kennet Local Plan 2011.
2. The proposal would have an adverse impact on pedestrian and highway safety by introducing increased traffic on a narrow road close to a series of bends. This would conflict with policy PD1 of the Kennet Local Plan 2011.

Note

1. Francis Hanford spoke in objection to the application
2. David Saunders (Applicant) spoke in support of the application

- (7) **K/53620/F**
MARLBOROUGH – Pineland, 78 London Road – Full planning permission for proposed conservatories to Unit 1 and Unit 2.

DEFERRED for consideration and determination at a reconvened meeting of the Committee on site on Monday 20th March, 2006 at 10.00 am.

Note

1. Mark Howard spoke in objection to the application.

- (8) **K/53245/F**
CHUTE FOREST - Hazel Grove - Full planning permission for new vehicular access, entrance gates and piers and amended garage

GRANTED as recommended.

Note

A letter had been received from the Parish Council withdrawing its objections to the amended plans and was reported to the Committee.

28. **ANNUAL REPORT ON DEVELOPMENT CONTROL**

The Planning Services Manager introduced his report and spoke of the good record of the Planning Department at Kennet and the level of Planning Delivery Grant that had been attracted. He informed the Committee of areas where the Council's performance could be improved, how the use of temporary stop notices could be extended, and how delegated enforcement powers could be strengthened regarding conservation areas and listed buildings. The Committee were informed of the departments achievements through the year including the design competition, level of planning delivery grant achieved, public speaking at committees and PowerPoint presentations at committees, and were informed of the growth in workload for the committee. The Planning Services Manager explained in detail changes he was seeking to his delegated authority within the constitution and drew Members attention to the recommendations contained in the report.

Members debated the constitutional changes that were being requested, and discussed at length how the proposed changes could affect the relationship between Ward Members and the Parish Councils they represented, and possible improvements in the relationship between Ward Members and Planning Officers.

RECOMMENDED that the Council amend the scheme of delegation to the Planning Services Manager in the following three areas:

1. Householder Planning and Listed Building applications will only be referred to the Regulatory Committee when requested by the Ward Member (as set out in paragraph 11.04 of the report).

2. The Planning Services Manager be authorised to serve a Temporary Stop Notice where it is judged expedient to do so to remedy a breach of planning control (as set out in paragraph 7.05 of the report).
3. The Planning Services Manager be authorised to carry out the functions of the Council in accordance with Part IV of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the enforcement functions) subject to the same limitations as already apply in the scheme of delegation to the enforcement of the 1990 Planning Act.

Note - paragraph 11.04 reads:

“To improve the situation, it is suggested that the Scheme of Delegation should be changed to the effect that applications for householder development (including householder applications for listed building consent) should only go before the Committee where the ward member requests it. In circumstances where there is an objection to the householder development by a parish council, and the application is to be recommended for approval, the case officer will contact the ward member to discuss whether the application should go to committee, with the final decision resting with the ward member.”

Chairman
30th March, 2006