

Regulatory Committee

8th March 2007

Planning Services

List of Applications for Consideration

1 K/55675/F

Full planning application for : Single storey family home with double garage

The Lodge (land adj Penning House) High Street URCHFONT SN10 4QH

RECOMMENDATION: Grant full planning permission

2 K/55472/F

Full planning application for : Conversion of shop store into 1 single bedroom flat

29 North Street PEWSEY SN9 1HQ

RECOMMENDATION: Grant full planning permission

3 K/55855/F

Full planning application for : Demolition of existing two storey extension to front of property and erection of new first floor extension with car port below

Wasdale Cottage 11 The Fairway DEVIZES SN10 5DX

RECOMMENDATION: Refuse planning permission

4 K/55635/F

Full planning application for : Installation of height barriers to car park entrance and warning signage

The National Trust public car park Beckhampton Road AVEBURY

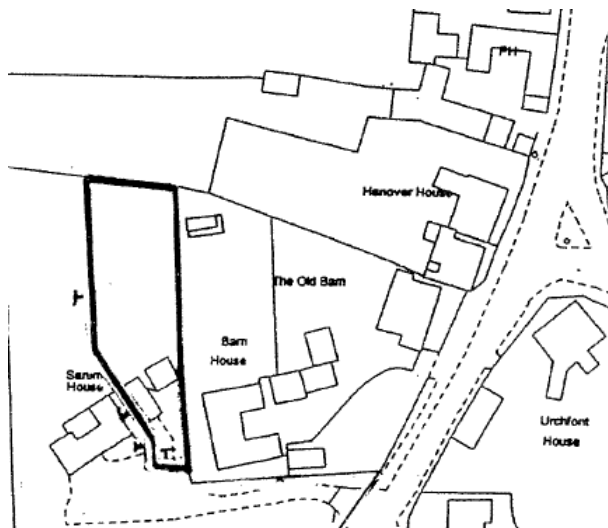
RECOMMENDATION: Grant full planning permission

Item 1:

APPLICATION: K/55675/F
PARISH: URCHFONT
APPLICATION TYPE: Full Planning Permission
PROPOSAL: Single storey family home with double garage
SITE: The Lodge (land adj Penning House) High Street
Urchfont Devizes SN10 4QH
GRID REF: 03991 56976
APPLICANT: Mr and Mrs B Wooler
AGENT: Cousins Wojciechowski Architects
DATE REGISTERED: 14th December 2006
CASE OFFICER: Mrs K Guest

SITE & LOCATION

The site lies at the southern end of the village of Urchfont and is directly accessed off the B3098 road, which links the village with Market Lavington. It lies adjacent to Penning House (formerly Sarum House), which is a large detached house set back from the road. The site and Penning House are accessed via a shared driveway.



Site location

SITE HISTORY

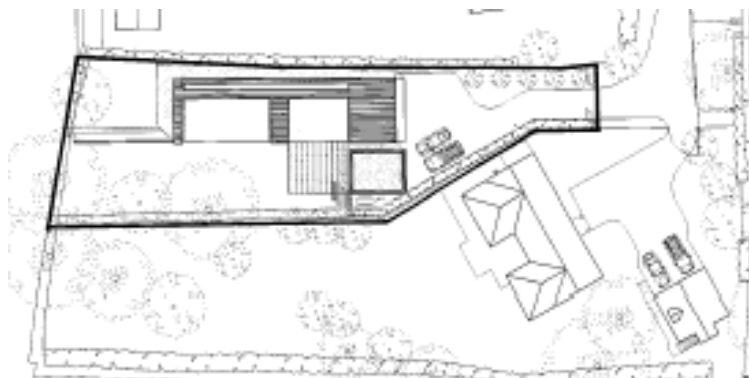
K/51095 – planning permission was granted in January 2005 for the construction of a two-storey dwelling on the site.

K/53008/F – planning permission was granted in October 2005 for the construction of a two-storey dwelling on the site. This was an amendment to the previously-approved scheme and involved a slight reduction in the footprint of the dwelling.

DESCRIPTION OF DEVELOPMENT

This application follows two earlier planning permissions for the construction of a dwelling on the site. The proposal is to construct an overtly modern, single-storey, flat-roofed dwelling – a radically different design to that which was previously approved. The materials to be used in its construction would include a mix of render, glass and treated timber. The roof of the proposed dwelling would be 3.8 metres high with a slim skylight protruding 60 centimetres above part of the roof. The

building would be set back from the front wall of Penning House by approximately 15 metres.



Block Plan

PRINCIPAL AMENDMENTS MADE FOLLOWING SUBMISSION

Amended drawings have been submitted, which show the accurate positioning of the trees and hedge on the site, in relation to the proposed dwelling. These plans confirm that the outer edge of the excavations for the proposed dwelling would be at least 2 metres away from the trunk of the hedge and at least 1 metre away from the outer edge of its canopy. They also demonstrate that the minimum distance between the new dwelling and the canopy of the tree would be at least 2 metres. A revised site plan has also been submitted, which incorporates a change to the red line position to include the land necessary to enable the highway improvements to be carried out at the junction of the drive and the B3098.

ADDITIONAL STATEMENT BY THE APPLICANT

The applicant's agent has submitted a letter in support of the proposed scheme. This states that the proposed building would preserve and enhance the established character of the area and would be sympathetic in scale and design to its neighbours. It further states that the scheme would implement the latest low energy techniques, to help minimise the effect of carbon emissions on the environment. The letter then goes on to say that the proposed materials are appropriate, as they have typically been used elsewhere in the conservation area. It further states that views of the site are limited, being seen only from a private road to the front of the dwelling and from one, possibly two bedroom windows at the adjacent Penning House.

PARISH COUNCIL COMMENTS

Urchfont Parish Council – objects on the ground that the design is not compatible with the Urchfont Conservation Area Statement.

CONSULTATIONS

County highways – no objection, subject to a condition requiring alterations to the retaining wall on the south-west side of the access, as detailed on the plan approved under K/53008, with the returning nib of wall being no higher than 600 millimetres above the carriageway level.

REPRESENTATIONS

Five letters of objection have been received, which raise the following key concerns:

- The submitted plans bear no relationship to those that were previously approved – the design is alien in this particular area and takes up considerable more land space on what is already a narrow plot with limited vehicular access and surrounding mature trees. The proposed modern building design is not in harmony with surrounding properties or any others in the village.
- The dwelling would not be on the same building line as the neighbouring properties and would encroach well into the site.
- The granting of planning permission in this case would ‘open the floodgates’ for other applications to succeed.
- Several other adjoining properties would be adversely affected, principally Penning House, which has four main windows overlooking the site. The views of the site from the adjoining properties are more prevalent than indicated in the summary from the architect.

One letter of support has been received from a local resident, which comments that it is nice to see a good contemporary design for a dwelling – ‘a pleasant change from the usual boxes paying lip service to conservation’.

POLICY CONSIDERATIONS

Kennet Local Plan 2011 - the site lies within the defined Limits of Development for Urchfont and within the designated conservation area. Policies PD1, HC22 and HH5 are relevant to the consideration of the application, as is the Urchfont Conservation Area Statement.

PLANNING OFFICERS COMMENTS

The principle of constructing a dwelling on the site has been established by virtue of extant planning permissions K/51905/F and K/53008/F.

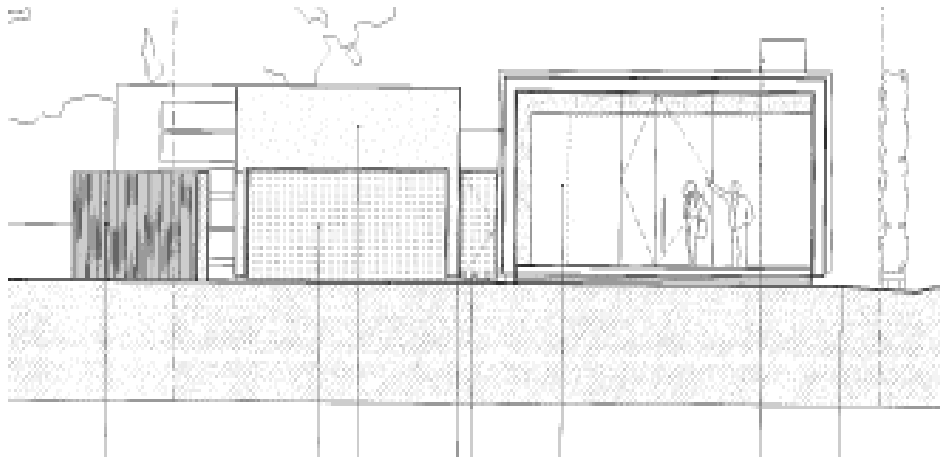
The key issues to consider are therefore whether the proposal would have an adverse impact on the character and appearance of the area and whether it would give rise to any neighbour implications.

The design of the proposed dwelling is overtly modern and therefore radically different to that which was previously approved. It has a glazed (south facing) front, with further extensive glazing on the west facing garden, thus maximising natural light and solar gain. The question of whether the chosen design is appealing is a subjective one. There is no precedent for a property of this style and appearance in the village. Nonetheless, it is evident from the submission that careful thought has gone into the design concept and the choice of materials. Such high quality design is encouraged in the Urchfont Conservation Area Statement. The proposed dwelling would not be visible from public vantage points, being set back from and out of sight of the road. Furthermore, its positioning and height are such that it would be subservient to the neighbouring properties. In this location, it would be difficult to argue that the dwelling has any adverse impact on the character and appearance of the area.

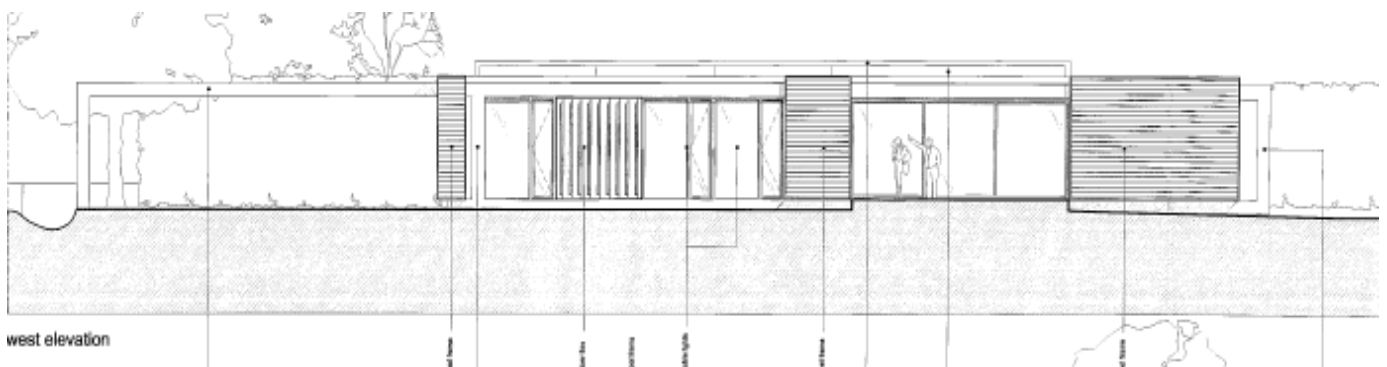
The trees and hedge on the site, which are important landscape features, would not be adversely affected by the proposed development.

It is not considered that the proposal would give rise to any neighbour implications, by way of overlooking or overbearing impact, since the building would only be single-storey in height. The tall hedge along the eastern boundary would prevent

overlooking in this direction and the fence that has been erected along the western boundary would restrict overlooking in the opposite direction.

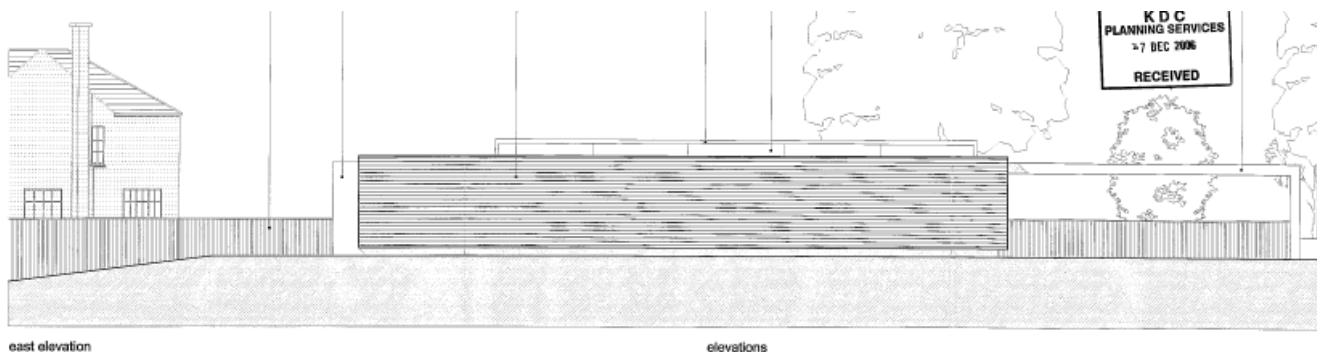


Front elevation – garage to left, glazed south front to right



west elevation

Side (garden) elevation – glazed openings separated by timber screens



east elevation

elevations

Side (Barn House) elevation – treated timber

In summary, the proposal is considered to be acceptable and accordingly, the approval of planning permission is recommended.

RECOMMENDATION

Approve with 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 - This permission relates to the scheme of development as submitted except insofar as amended by the revised plan numbers P_01 Rev A, P_02 Rev A, P_03 Rev A, P_04 Rev A, P_05 Rev A, P_06 Rev A and P10 received on 19 February 2007 and the revised plan number P_011 received on 23 February 2007.

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.

3 - No development shall take place until samples of the materials to be used for the external walls and roofs and details of the treatment for the timber cladding 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 - Prior to the first occupation of the dwelling hereby permitted, the retaining wall on the south west side of the access shall be altered in accordance with the approved drawing P.01 Rev A 16.02.07, with the portion of wall which returns perpendicular to the highway being no higher than 600mm above the adjacent carriageway level. The area of improved visibility shall be maintained in that form and be kept free of all obstructions to sight above 600mm above the adjacent carriageway level thereafter.

REASON:

In the interests of highway safety.

5 - No development shall take place until there has been submitted to and approved by in writing by the local planning authority a landscaping scheme, 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. Details shall also include species, sizes at planting, densities, location and numbers.

REASON:

To ensure a satisfactory landscaped setting for the development.

6 - All soft landscaping comprised in the approved details of the landscaping shall be carried out in the first planting and seeding season following the occupation of the dwelling or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. 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 the dwelling 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.

7 - In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of three years from the first occupation or the completion of the development, whichever is the earlier.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) All retained trees shall before any equipment, machinery or materials are brought on to the site for the purpose of the development, be enclosed in accordance with British Standard 5837 (2005) Trees in Relation to Construction at the outer edge of the overhang of their branches by braced Heras fencing (or other type of fencing agreed in writing by the local planning authority). The exact position of this fencing shall be first agreed in writing with the local planning authority. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON:

To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

8 - 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 additions to, or extensions or enlargements of, the dwelling hereby approved shall be erected.

REASON:

To enable the local planning authority to retain control over the enlargement of the dwelling in the interests of the proper planning and amenity area.

9 - 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 not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policies PD1, HC22 and HH5.

Item 2:

APPLICATION: K/55472/F
PARISH: PEWSEY
APPLICATION TYPE: Full Planning Permission
PROPOSAL: Conversion of shop store into 1 single bedroom flat
SITE: 29 North Street Pewsey Wilts SN9 1HQ
GRID REF: 16369 60159
APPLICANT: Mr R Norris Head And Robins
AGENT: Humberts
DATE REGISTERED: 8th November 2006
CASE OFFICER: Miss R Hughes

SITE & LOCATION

North Street is the main north to south thoroughfare running through Pewsey. No 29 is located on the western side of the street approx 60 metres south of the junction with Broomcroft Road. It is an end of terrace building and is adjacent to The Royal Oak Public House. The ground floor of the building is currently in retail use by Head and Robins. Private amenity space exists to the rear of the site and the retail unit benefits from private parking located approx 50 metres to the rear of the site.

Location plan:

Site plan:



SITE HISTORY

The relevant site history is as follows:

K/44607 – Change of use to residential first floor – rear building – approved 28/1/03

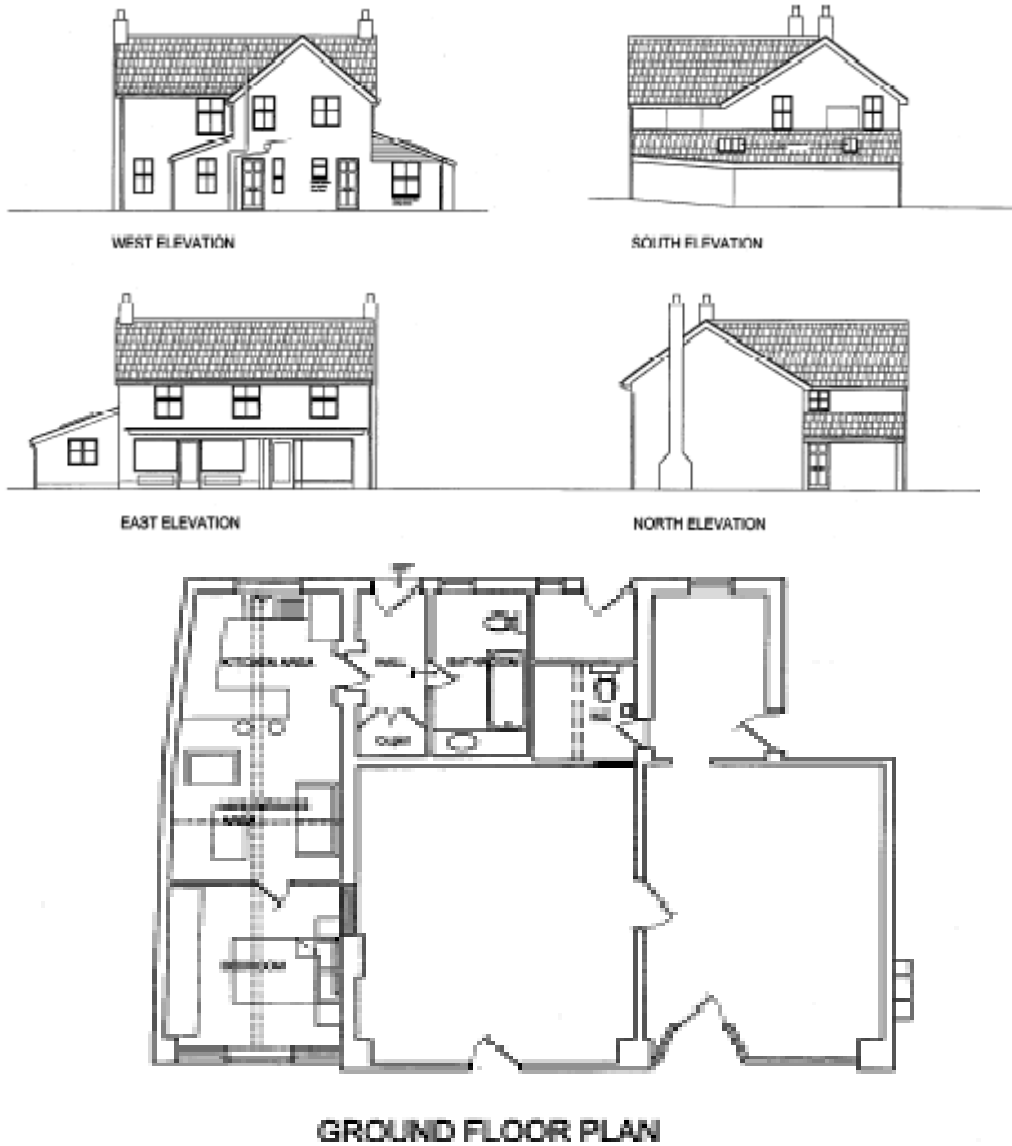
DESCRIPTION OF DEVELOPMENT

The proposal involves the conversion of part of the ground floor retail unit into a one bedroom flat. Limited external alterations are proposed, including insertion of roof lights in south facing roof slope; replacement of garage doors on front elevation with window and insertion of door (providing access to the unit) in the rear elevation

Existing front and side elevations: - the proposal involves the conversion of the side lean-to:



Proposed floorplan and elevations:



ADDITIONAL STATEMENT BY THE APPLICANT

The applicant's agent has stated that the area proposed is redundant for storage for the retail shop – storage is provided within the ground floor of the warehouse to the rear of the site, which also handles the distribution of goods ordered from the retail showroom at the front. The change of use of the small section of frontage will not have any detrimental effect on the retail unit.

PARISH COUNCIL COMMENTS

Pewsey Parish Council objects to the application on the following grounds:

1. It is taking away the viability of commercial and employment space from the premises
2. A change of use application has not been received
3. There is a potential noise problem due to the close proximity to the public house
4. There is no amenity space

CONSULTATIONS

KDC Environmental Health Officer – no adverse comments

County highways (Mark Wiltshire) – no highway objection raised.

POLICY CONSIDERATIONS

Kennet Local Plan 2011 -policies PD1, ED23 and HH5 of the adopted Kennet Local Plan 2011 are relevant to the consideration of this application.

PLANNING OFFICERS COMMENTS

The proposal relates to the conversion of part of the ground floor of a retail unit into residential accommodation (low cost rental unit). The area proposed for conversion is currently a lean-to storage area with a timber boarded front facing the street.

The principle of conversion of part of the retail unit is considered acceptable. It should be noted that the area proposed for conversion is not part of the main retail floorspace and that due to nature of the business, the majority of goods are stored in a building located to the rear of the site, where deliveries are also organised. The proposal should therefore have no adverse impact on the operation of the existing retail unit, but will provide a small ground floor flat in the town centre, providing additional residential accommodation and enhancing the appearance of the area.

RECOMMENDATION

Approve with 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 – Before development commences, details of the materials to be used in the construction of the external surfaces of the development (including details of the design and materials of the proposed windows) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON:

To protect the appearance of the conservation area.

3 - 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 in the south elevation of the building hereby permitted.

REASON:

In the interests of the privacy of the neighbouring properties.

4 - 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 not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local

Item 3:

APPLICATION: K/55855/F
PARISH: DEVIZES
APPLICATION TYPE: Full Planning Permission
PROPOSAL: Demolition of existing two storey extension to front of property and erection of new first floor extension with car port below
SITE: Wasdale Cottage 11 The Fairway Devizes
SN10 5DX
GRID REF: 00390 60297
APPLICANT: Mr and Mrs N Tomlin
DATE REGISTERED: 22nd January 2007
CASE OFFICER: Miss R Yeomans

This application is presented to the Regulatory Committee at the request of Councillor Parsons.

SITE & LOCATION

The site is a large detached dwelling in a large plot, set part way down a no through road of some 40 or so similar-sized individual detached properties. The site can be found by proceeding from Devizes Town Centre on the A360 Potterne Road in the direction of Potterne. Just before leaving Devizes, the road starts to go down a hill towards a wooded area, and The Fairway can be accessed by taking a left hand fork at the start of the hill. The property is a short way along on the left hand side of the road.



Location of site

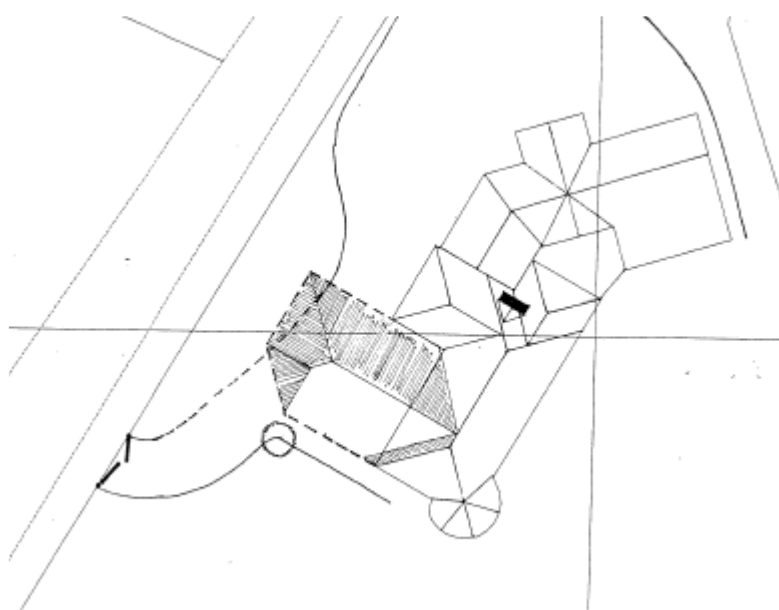
SITE HISTORY

- K/12363 - Alterations and additions- Granted planning permission on 5th July 1988
- K/12660/O – Dwelling and additional garden for 11 The Fairway – Granted planning permission on 30th August 1988
- K/14425 – Alterations and extensions – Granted planning permission on 25th July 1989
- K/14944 – Dormer window to first floor bathroom – Granded planning permission on 31st October 1989
- K/17357 – Erection of attached double garage – Granted planning permission on 13th May 1991

- K/17510 – Erection of dwelling and detached garage – Granted planning permission on 11th July 1991
- K/17796/O – Single storey dwelling plus extension of existing garden to 11 The Fairway – Granted planning permission on 20th August 1991
- K/45048 – The erection of a single storey extension, including all other associated works – Granted planning permission on 9th April 2003
- K/54997/F – Demolition of existing two storey extension to the front of the property and erection of new first floor extension with car port above – Application withdrawn Sept/Oct 2006

DESCRIPTION OF DEVELOPMENT

The application proposes the demolition of a two- storey extension and erection of large first floor extension with a car port below to the front of the dwelling. The application is a resubmission of an identical scheme which was in October of last year.



Position of extension

TOWN COUNCIL COMMENTS

No objection

REPRESENTATIONS

One neighbour representation from a property on the opposite side of the road has been received in support of the application.

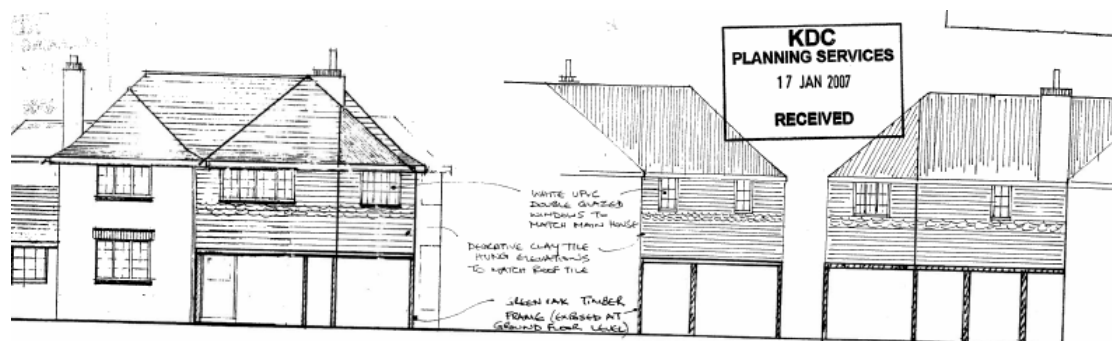
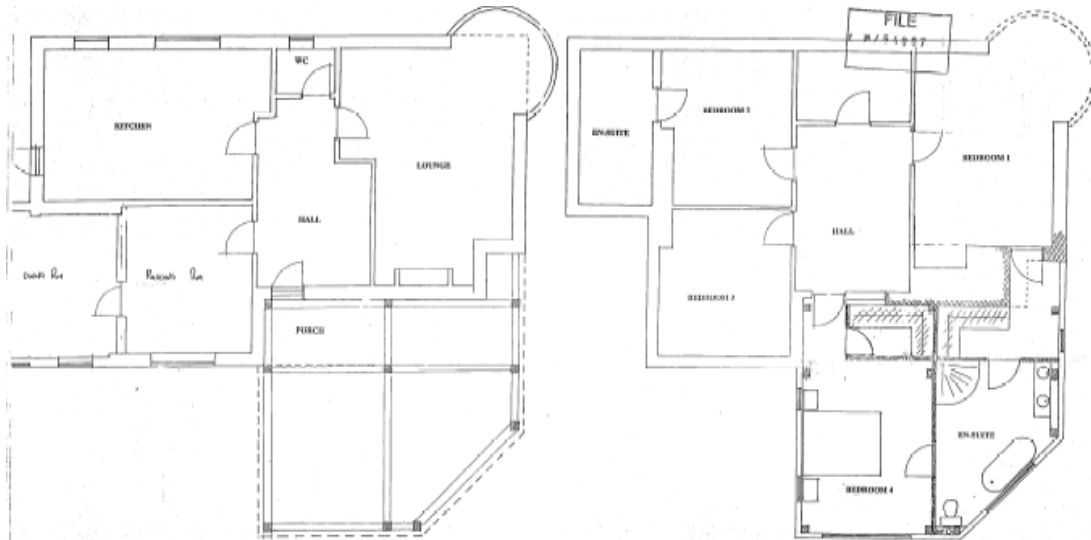
POLICY CONSIDERATIONS

Kennet Local Plan 2011 – policy PD1 (development & design) is relevant to the consideration of this application.

PLANNING OFFICERS COMMENTS

The application dwelling is well separated from neighbouring properties. As such the proposed extension raises no concerns about the impact on the occupiers of those adjacent properties. The key issues associated with the application are the design, scale and bulk of the proposed extension and the resulting impact on the appearance of the area.

The host dwelling is a large detached property which has had a number of previous additions. The property is clearly visible from the road to the front from both directions. The proposed extension would project some 4.7 metres from the front of the dwelling at first floor level and would be 7.3 metres wide with one of the corners 'cut off' at 45 degrees. The ground floor would be left open with an oak timber frame supporting the extension above. A hipped roof would span the full width of the extension with its ridge height the same as the existing dwelling.



FRONT ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

Proposed floorplans and elevations

Most of the houses in the Fairway are detached houses of individual design, many of which, like this one, have been extended in the past. The problem with this proposal lies in the fact that it involves an ungainly first floor extension projecting 4.7 metres forward of the front wall of the house over an open carport. The width of this extension, extending to over 7 metres, would make it a dominant and unsightly addition to the public view of the house, detracting from the appearance of the area. It is simply a poor design that would be an inappropriate addition to the streetscene.

RECOMMENDATION

Refuse for the following reasons:

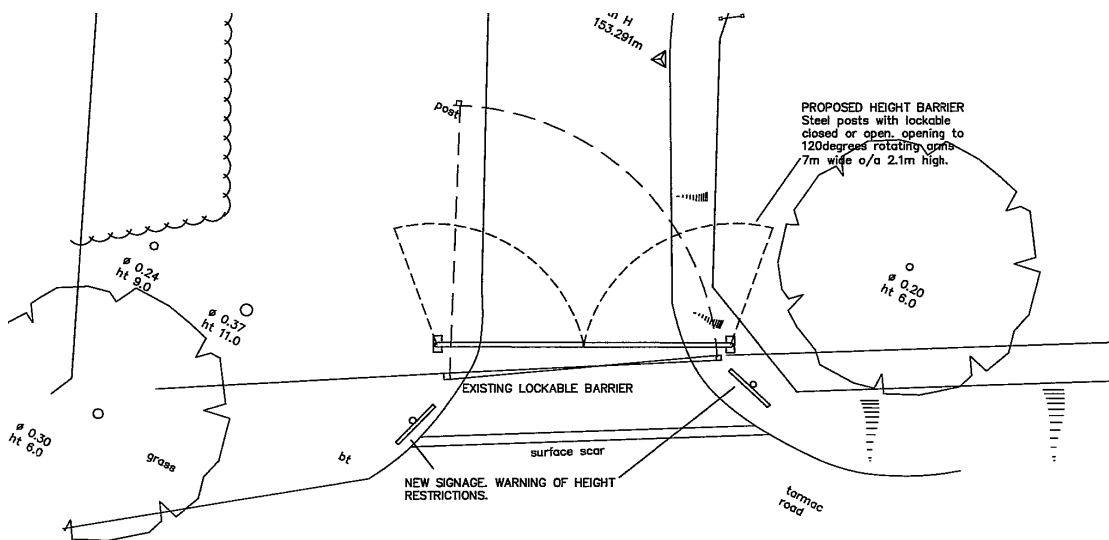
1 - The proposed extension, by reason of its design, scale, bulk and location to the front of the dwelling, would have a harmful impact on the public appearance of the area. This is contrary to policy PD1 of the Kennet Local Plan 2011.

Item 4:

APPLICATION: K/55635/F
PARISH: AVEBURY
APPLICATION TYPE: Full Planning Permission
PROPOSAL: Installation of height barriers to car park entrance and warning signage
SITE: The National Trust public car park Beckhampton Road Avebury Wilts
GRID REF: 09962 69637
APPLICANT: The National Trust
AGENT: Mr P Sides
DATE REGISTERED: 8th December 2006
CASE OFFICER: Mr MS Wilmott

SITE & LOCATION

The height barrier would be sited at the main entrance to the National Trust car park on the northern side of the A4361, to the east of the road bridge across the River Kennet.



Position of proposed barrier

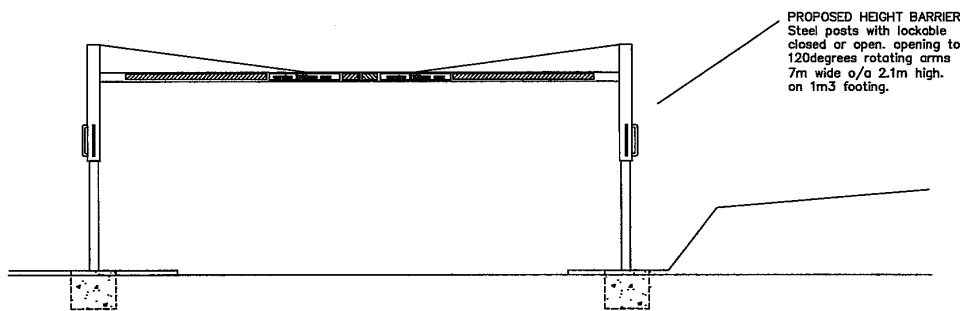
SITE HISTORY

The car park was first provided by the County Council in the 1980's but is now owned by the National Trust.

In 2006, the Council served an Enforcement notice on the National Trust as landowners requiring the use of the car park as a caravan site (including vehicles adapted for human habitation) to cease. This was done to address the problems caused by the use of the car park as a caravan site at the times of the festivals celebrated at the nearby ancient monument.

DESCRIPTION OF DEVELOPMENT

The proposal involves the erection of a 2.1 metre high barrier supported on posts across the entrance to the car park, with warning signs on either side of the entrance.



ELEVATION OF PROPOSED HEIGHT BARRIER
scale 1:50

ADDITIONAL STATEMENT BY THE APPLICANT

The National Trust state that at present they are experiencing problems in the management of users of the main visitor car park at Avebury. The use of the car park by overnight camper van and caravan users during solstice and similar events has been deemed to be a breach of planning constraints. To tackle this problem, we are proposing to erect a height restriction barrier at the entrance. This will permit the free access of cars and other low vehicles but prevent access by camper vans and similar. Guidelines to protect any potential archaeology have been drawn up.

PARISH COUNCIL COMMENTS

Object to the proposal, for the following reasons:

- The barrier is out of keeping with a world heritage site, would be obtrusive, discriminatory and definitely out of keeping on a 365 day a year basis;
- The effect on the village would be catastrophic. The action would drive coaches, high sided vehicles and camper vans into the High Street residential area where there is definitely not enough room for them and where there is a school, play group, toddlers group, social centre and church all used on a daily basis;
- The Trust know when camping is likely to take place and could and should man the car park accordingly. A suitable alternative place for camping for celebrations should be found;
- The proposal is not making full use of the car park and will discriminate against coaches, camper vans and caravans who only want to visit the area and would not wish to overnight camp in an area with no facilities;
- The barrier will have no effect on the number of tents which can use the car park for 28 days;
- The barrier may cause confusion to visitors, who may have to turn on a busy road;
- All the barrier will do is stop legitimate parking by visitors wishing to visit the area with no intention of staying overnight.

CONSULTATIONS

County highways (Pauls Galpin) – no objection, subject to the barriers being set back 6 metres from the carriageway edge.

County archaeologist – no objection, subject to the implementation of a programme of archaeological work.

REPRESENTATIONS

Objections have been received from Berwick Basset & Winterbourne Monkton Parish Council; the Avebury Society; the World Heritage Site Officer and the owner of a motor caravan. They raise the same issues as those set out above in the parish council comments.

POLICY CONSIDERATIONS

Kennet Local plan 2011 – the site lies within the World Heritage site and the Avebury Conservation Area. Relevant policies are HH2; HH3; HH4; HH5 and PD1.

PLANNING OFFICERS COMMENTS

The main concern raised has been the problem that having a barrier in place all year round would displace legitimate users of the car park with higher than normal vehicles (coaches and motor homes particularly). The parish council has expressed concern that these could be displaced to the High Street car park, causing problems to other users of the High Street.

On the other hand, the applicants point out that the erection of a height barrier will prevent access to the car park by those who have been using it for the unauthorised purposes that have led the Council to serve an enforcement notice.

In the view of your officers, the way forward would be to allow the height barrier to be erected a few days before each festival and removed within 48 hours of the festival ending. This would ensure that the main problems caused by the unauthorised use of the car park as a caravan site during the run up and celebration of festivals would be tackled, but for the rest of the year the car park would be open for high sided vehicles. A condition to this effect is recommended.

Concerns have also been raised about the visual impact of the barrier. However, barriers such as this are commonly used to control access to car parks in many areas of the country, including other World Heritage Sites. When set against the backdrop of the existing large car park, the barrier will have a minimal additional effect, and one that is very localised. By helping to prevent the misuse of the car park at festival times, the character of the area will be preserved.

The archaeological impact will be very minimal and satisfactorily controlled by the condition recommended by the county archaeologist.

Subject to the conditions set out below, approval is recommended.

RECOMMENDATION

Approve with 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 - 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 which has been submitted by the applicant and approved in writing by the local planning authority.

REASON:

To safeguard the site of archaeological interest.

3 - The top barrier of the height bar shall only be put in place no later than 3 days before any festival and shall be removed within two days of the end of any festival. The dates of the festivals shall be agreed with the local planning authority before the start of each calendar year and in the case of 2007, within one month of the date of this decision.

REASON:

The height barrier is required to prevent unauthorised use of the car park as a caravan site. This unauthorised use creates a problem at the festivals celebrated during the year. Removal of the top barrier will enable the car park to continue to be used by coaches and other high vehicles wishing to use the site for its legitimate purpose as a car park during the rest of the year.

4 - 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, with the conditions attached would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policies PD1; HH2; HH3; HH4; HH5.