

**KENNET DISTRICT COUNCIL
REGULATORY COMMITTEE**

Minutes of the meeting of the Regulatory Committee held on Thursday 8th March 2007
in the Council Chamber, Browfort, Devizes at 2.15pm.

PRESENT: Councillor P A Brown – Chairman

Councillor K R H Beard	Councillor L H Grundy
Councillor J A Booth	Councillor Mrs A Hayhoe
Councillor W B Cavill	Councillor R T Parsons
Councillor Mrs R S E Cummins	Councillor Mrs N G Rawlins
Councillor Mrs S M Findlay	Councillor A H Still

APOLOGIES:

Councillor D D Campbell
Councillor A R Connolly
Councillor C P Humphries

ALSO IN ATTENDANCE:

Councillor C R W Stone for application K/55675/F

PART 1

Items considered whilst the public were entitled to be present

19. MINUTES

The Minutes of the meeting of the Regulatory Committee held on 15th February 2007 were approved as a correct record and signed by the Chairman.

20. DISCLOSURES OF INTEREST

Councillors Brown, Cavill, Grundy, Still and Mrs Findlay all declared a personal interest in application K/55635/F and agenda item 9 because they were all members of the National Trust.

Councillor Parsons declared a personal interest in application K/55472/F because his step-son is occasionally employed by the applicant.

Councillor Mrs Rawlins declared a personal interest in application K/55635/F and agenda item 9 because she was the clerk to the relevant Parish Council.

21. APPEALS

The Committee noted the details of 4 appeals against enforcement notices that had been dismissed and one appeal against a refusal to grant planning permission that had been allowed.

The Planning Services Manager reported that following legal advice, an appeal had not been lodged against British Waterways with regard to the urgent item considered at the previous meeting.

22. PLANNING APPLICATIONS WITHDRAWN

No planning applications were withdrawn from the agenda.

23. PLANNING APPLICATIONS FOR DECISION

The Committee gave consideration to a schedule of applications for planning permission. Copies of the schedule were 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 accordingly:

List No. of Schedule / Application No.
Location / Development

- (1) **K/55675/F**
URCHFONT – The Lodge (land adjacent Penning House), High Street – Single story family home with double garage.

DEFERRED for consideration and determination at a reconvened meeting of the Committee at the site on Monday 19th March 2007 at 10:00am.

Note

1. The content of a letter from a neighbour objecting to the application was reported to the Committee.
2. Members received a multimedia presentation from the Head of Development Control and Conservation.
3. Mr T Lawless spoke in objection to the application.
4. Mr P Cook spoke in objection to the application.
5. Mr Wojciechowski (architect) spoke in support of the application.
6. Mr Newell spoke as a representative of Urchfont PC in objection to the application.
6. The Ward Member spoke in objection to the application.

- (2) **K55472/F**
PEWSEY – 29 North Street – Conversion of shop store into 1 single bedroom flat.

REFUSED against officer recommendation for the following reasons:

1. The proposal would conflict with policy PD1 of the Kennet Local Plan 2011 in that it would permit the creation of a new dwelling in close proximity to a public house, the noise and disturbance from which would have an unacceptable impact on the amenity that residents of the new dwelling could reasonably expect to enjoy. Furthermore, the layout makes no provision for any external private space.

2. The proposal does not comply with policy ED23 of the Kennet Local Plan 2011 as it would permit the change of use of part of a ground floor retail premises to a use that does not promote the vitality of Pewsey service centre as it does not provide an improvement to the range and level of services and facilities available.

Note

1. Mr P Deck (Pewsey Parish Council) spoke in objection to the application from his capacity of consultee.
2. Members received a multimedia presentation from the Head of Development Control and Conservation.
3. A Ward Member objected to the application.

(3) K/55855/F

DEVIZES – Wasdale Cottage, 11 The Fairway – Demolition of existing two storey extension to front of property and erection of new first floor extension with car port below.

REFUSED as recommended

Note

1. The content of a letter from the applicant supporting his application was reported to the Committee.
2. Members received a multimedia presentation from the Head of Development Control and Conservation.
3. Mr Tomlin (applicant) spoke in support of his application.

(4) K/55635/F

AVEBURY – The National Trust public car park, Beckhampton Road – Installation of height barriers to car park entrance and associated warning signage.

GRANTED as recommended with revisions to condition 3 as set out below (to accommodate the changes requested by the local highway authority), and with an additional condition limiting the time period of the permission, as set out in condition 4 below:

3. The top bar of the height barrier shall be put in place only between five and three days before any festival and shall be removed within two days of the end of any festival. The signs indicating the height restriction shall be only be displayed during such times as the height barrier is in place. Details of arrangements for removing the top bar of the barrier, and for the temporary display of the signs shall be agreed with the local planning authority within one month of the date of this decision. 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. This permission is for a temporary period that shall expire 12 months after the completion of the construction of the barrier (the date of the completion of the construction shall be confirmed in writing to the local planning authority within 7 days of its completion). On or before the expiry of this 12 month period, the barrier shall be removed unless a planning application has been made to the local planning authority for its retention. If such an application is unsuccessful, the barrier shall be removed within two months of the date of the decision.

REASON:

This permission is granted in order to enable the local planning authority to review the utility of the barrier at the end of the period specified, to assess whether it is serving its purpose.

Note

1. The content of an email from Wiltshire County Council's Highways Department was reported to the Committee.
2. Mrs J Baldrey spoke in objection to the application.
3. Mr S Green (applicant) spoke in support of his application.

24. CONSULTATION ON ISSUES FOR THE LOCAL DEVELOPMENT FRAMEWORK

The Planning Services Manager explained that the 'issues' raising stage of the Core Strategy was underway, and circulated a document to Members to assist members in considering what changes and improvements should be made in the district to 2026.

He added that it was important that Members of the Committee read the issues papers and are involved in the consultation exercises because Core Strategy Policies would be implemented by the Regulatory Committee in the future.

NOTED

25. THE LOCAL GOVERNMENT ACT 1972 – SECTION 100(A)(4)

Following consideration it was

RESOLVED

THAT in accordance with the provisions of Section 100(A)(4) of The Local Government Act 1972, the public be excluded for the following item of business on the grounds that it involved the disclosure of exempt information as defined in paragraph 6 of Schedule 12A to the Act.

PART 2

Items considered whilst the public were not entitled to be present

26. ARTICLE 4(1) DIRECTION

The Planning Services Manager introduced his report and answered questions from Members. Following consideration it was

RESOLVED

THAT the recommendations in the report be approved.