

**KENNET DISTRICT COUNCIL  
REGULATORY COMMITTEE**

Minutes of the meeting of the Regulatory Committee held on Thursday 17<sup>th</sup> May 2007  
in the Council Chamber, Browfort, Devizes at 2.15pm.

**PRESENT:**

Councillor P A Brown	Councillor R Gamble
Councillor K R H Beard	Councillor C Howard
Councillor D D Campbell	Councillor J J Kunkler
Councillor A R Connolly	Councillor Mrs L Mayes
Councillor A P J Duck	Councillor J Ody
Councillor P Evans	Councillor R T Parsons
Councillor Mrs S M Findlay	Councillor Mrs N G Rawlins
	Councillor J Seed

**ALSO IN ATTENDANCE:**

Councillor Mrs J M Giles for application K/56098/RM  
Councillor Mrs S Zweck for application K/56176/F  
Councillor D T B Hunter for application K/56109/F.

**PART 1**

**Items considered whilst the public were entitled to be present**

**42. ELECTION OF CHAIRMAN FOR THE PURPOSE OF THE MEETING**

Councillor P A Brown was duly proposed and seconded for the post of Chairman.  
There being no other nominations it was

**RESOLVED**

That Councillor P A Brown be elected as Chairman for the purpose of the meeting.

**COUNCILLOR P A BROWN IN THE CHAIR**

**43. MINUTES**

The Minutes of the meeting of the Regulatory Committee held on 19<sup>th</sup> April 2007 were approved as a correct record and signed by the Chairman.

**44. DISCLOSURES OF INTEREST**

The Chairman announced that all members of the Committee had a personal interest in application K/55961/R3 as the application was made on behalf of the Council.

Councillor P Evans declared a personal interest in application K/042334/O as he had previously considered the application with another authority, but undertook to approach the application with a fresh mind taking into consideration any fresh evidence presented to the Committee.

Councillor Ody declared a personal interest in applications K/042334/O and K/55961/R3 as he had previously considered those applications in another place, but undertook to approach the application with a fresh mind taking into consideration any fresh evidence presented to the Committee.

Councillor Mrs Findlay and Councillor Mrs Giles declared a personal interest in application K/47035/O as council representatives on Sarsen Management Board.

Councillor Beard declared a personal interest in application K/56118/F as his daughter lived in a nearby property.

#### **45. APPEALS**

The Committee noted the details of 5 appeals that had been dismissed.

#### **46. PLANNING APPLICATIONS WITHDRAWN**

No planning applications were withdrawn from the agenda.

#### **47. 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 as detailed below:

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

- (1) **K/042334/O**  
**ROUNDWAY** – The former Katherine Mcneil Clinic, Green Lane, Devizes –  
Outline planning permission for the erection of 36 houses and 26 flats.

**DEFERRED AND DELEGATED** to the Planning Services Manager to grant planning permission, subject to the completion of the legal agreement as recommended, with the inclusion of the following informative:

#### **INFORMATIVE TO APPLICANT:**

The applicant is advised that the Council consider that the submission for approval of reserved matters should contain additional car parking spaces beyond the 93 shown on the illustrative layout. The Council would wish to see

provision made for visitor parking within the site and would also like to see the number of spaces for off-street parking for residents of the dwellings increased.

Note

1. A paper from the Katherine Mcneil Clinic Action Group was circulated to Committee Members..
2. Gail Nugent spoke in objection to the application.
3. Peter Benns spoke in objection to the application..

**(2) K/56098/RM**

**ROWDE** – Land off Springfield Road between 71 and 72 Springfield Road, Rowde – Reserved matters application for the proposed development of 18 x 2 storey houses consisting of 5 x 3 bed houses and 13 x 2 bed houses with associated roads and parking in accordance with outline planning approval K/47035/O.

**GRANTED AS RECOMMENDED** subject to two additional conditions:

Before development is commenced, details shall be submitted to and approved in writing by the local planning authority of the proposals for dealing with the land drain within plot 1. The agreed details shall be implemented in accordance with a timetable to be agreed with the local planning authority.

**REASON:**

To protect the land from the risk of flooding.

Before development is commenced, a revised plan showing the position of the footpath across the recreational area shall be submitted to and approved by the local planning authority. The plan should show the path running closely parallel to the fence separating the equipped play area from the remainder of the recreational area.

**REASON:**

To maximise the available area of useful recreation space by ensuring that the footpath does not cut it in two.

Note

1. The contents of a letter from the Parish Council were reported to the Committee.
2. Comments from the District Council's Engineering Manager were reported to the Committee.
3. Comments from the agent were reported to the Committee.
4. Mr R Eccles (Campaign to Protect Rural England) spoke in objection to the application.
5. A Ward Member (Councillor Mrs Giles) spoke on the application.

**(3) K/56176/F**

**GREAT BEDWYN** – 52 Church Street, Great Bedwyn – Full planning permission for demolition of existing bungalow and replacement with 3 detached dwellings and a pair of semi-detached cottages. Alteration of access point, parking and garden areas.

**DEFERRED AND DELEGATED** to the Planning Services Manager to grant planning permission, subject to the completion of the legal agreement as recommended and subject to changes to two conditions to secure lower slab levels on plots 1-3 and details of the surfacing of the access and parking areas:

Before any work commences on site the ground floor slab levels shall be agreed in writing with the local planning authority. These levels shall make provision for the ground floor slab levels of plots 1 - 3 to be a minimum of 1 metre below the current ground level shown on the submitted plans. Development shall be carried out in accordance with the approved details.

REASON:

In the interests of visual amenity.

Prior to the first use of the access the first four and a half metres of driveway back from the edge of the carriageway shall be surfaced in a well bound consolidated material (not loose stone or gravel) and maintained as such thereafter. Details of the surfacing of the remainder of the access and parking areas shall be submitted to and approved in writing by the local planning authority before development commences. The development shall be carried out in accordance with these approved details before the dwellings are first occupied.

REASON:

In the interests of highway safety and the amenity of residents of nearby properties.

Note

1. Mrs G Zeke spoke in objection to the application.
2. Coral Farr spoke in objection to the application.
3. Mr A Lord (agent) spoke in support of the application.

- (4) **K/55906/F**  
**ROUNDWAY** – Le Marchant Barracks, London Road, Devizes – Full planning permission for erection of 3 dwelling houses and associated parking.

**GRANTED AS RECOMMENDED**

- (5) **K/56008/F**  
**MARLBOROUGH** – 30 St Margarets Mead, Marlborough – Full planning permission for pair of semi-detached houses and associated works.

**REFUSED AGAINST OFFICER RECOMMENDATION**

The proposal makes inadequate provision for off-street car parking. The Council consider that the consequent short fall would have an adverse impact on highway safety and would conflict with policy PD1 of the Kennet Local Plan.

Note

1. Virginia Young spoke in objection to the application.

**(6) K/56109/F**

**OGBOURNE ST ANDREW** – Wendover, Church Lane, Ogbourne St Andrew – Full planning permission demolition of existing bungalow and replacement with new.

**GRANTED AS RECOMMENDED** with an additional informative to the applicant:

**INFORMATIVE TO APPLICANT**

The applicant is advised that due to the narrow nature of the access road leading to the site and the lack of off-site turning facilities, companies making deliveries or attending the site to carry out work should be advised to use smaller vehicles that can safely access the site.

Note

1. A letter concerning the use of suitably sized construction vehicles was reported to the committee.
2. The Ward Member spoke in support of the application and requested conditions regarding the size of construction vehicles.

**(7) K/56118/F**

**LUDGERSHALL** – 4 Biddesden Lane, Ludgershall – Full planning permission for 2 storey side and rear extensions and reconstruction of entire roof to 37.5 degree roof pitch to accommodate bedroom within roof void.

**DEFERRED** for consideration and determination at a reconvened meeting of the Committee at the site on Wednesday 30<sup>th</sup> May at 10am.

Note

1. Mrs J Hibberd spoke in objection to the application.

**(8) K/56214/F**

**EAST KENNETT** – Orchard Farm, East Kennett – Full planning permission for erection of American barn box stable and storage building for private use only plus extensions to existing farm tracks.

**GRANTED AS RECOMMENDED.**

Note

1. Mrs L Verity spoke in objection to the application.
2. Councillor Mrs Rawlins requested that her vote against the resolution be recorded.

- (9) **K/55961/R3**  
**DEVIZES** – Browfort, Bath Road, Devizes – Kennet DC Reg 3 application for creation of extended car parking area.

**GRANTED AS RECOMMENDED**

- (10) **K/56127/ADV**  
**AVEBURY** – Red Lion, High Street, Avebury – Advertisement consent for freestanding car park signage

**GRANTED AS RECOMMENDED** subject to one additional condition:

Before the sign is displayed, details of the colour of the lettering and background shall be submitted to and approved in writing by the local planning authority. The sign shall be displayed in accordance with the agreed colours and shall be encompassed with a wooden frame and mounted on wooden posts.

REASON:

In the interests of visual amenity.

- (11) **K/56128/LBC**  
**AVEBURY** – Red Lion, High Street, Avebury – Listed building consent for erection of non-illuminated car park display sign to the Red Lion Public House.

**GRANTED AS RECOMMENDED** subject to one additional condition:

The sign hereby approved for attachment to this listed building shall be encompassed with a wooden frame before it is erected.

REASON:

To protect the appearance of the listed building.

## **PART 2**

**Items considered whilst the public were not entitled to be present**

**None**

JG

Chairman  
14<sup>th</sup> June 2007