

**KENNET DISTRICT COUNCIL
REGULATORY COMMITTEE**

Minutes of the meeting of the Regulatory Committee held on Thursday 6th September 2007
in the Council Chamber, Browfort, Devizes at 2.15pm.

PRESENT: Councillor P A Brown - Chairman

Councillor D D Campbell
Councillor Mrs P A Dow
Councillor R Gamble
Councillor L H Grundy
Councillor T C F Howard
Councillor C P Humphries

Councillor J G Ody
Councillor R T Parsons
Councillor Mrs N G Rawlins
Councillor C J Seed
Councillor A S Wood

APOLOGIES:

Councillor Mrs L Mayes

Councillor K R F Beard

PART 1

Items considered whilst the public were entitled to be present

77. MINUTES

The minutes of the meeting held on the 16th August 2007 were confirmed as a correct record and signed by the Chairman, subject to the resolution text of application K/56699/O having the word 'full' changed to 'outline' to reflect the nature of the application.

78 DISCLOSURES OF INTEREST

Councillor Ody declared a prejudicial interest in application K/56826/F and left the room for the duration of the item. Furthermore, he declared a personal interest in item K/56961/F because the Trust for Devizes, to whom he belonged, had made a written submission regarding the item

Councillor Grundy declared a personal interest in application K/57102/F as he had a friend who resided in a neighbouring property.

79 APPEALS

The Committee heard details of one appeal that had been dismissed.

80. PLANNING APPLICATIONS WITHDRAWN

No planning applications were withdrawn from the agenda.

81. 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/57071/F**
MARKET LAVINGTON – Land adjacent Fiddington Folly, 1 Fiddington Hill – Chalet bungalow with internal garage.

GRANTED as recommended with the following additional condition:

1. Before any work commences on site the ground floor slab levels shall be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

REASON:

In the interest of visual amenity.

Note

1. Mr C Burford spoke in objection to the application
2. Mr J Whitton (agent) spoke in support of his application.

- (2) **K/56700/F**
URCHFONT – Vacant land at Friars Lane – Erection of thatched cottage and single carport.

DEFERRED AND DELEGATED to the Planning Services Manager to grant full planning permission subject to the slab level of the dwelling being reduced by negotiation between the Planning Services Manager and the applicant.

Note

1. Comments from Urchfont Parish Council were reported to the Committee.
2. The contents of two letters of objection were reported to the Committee.
3. Mr Crouch spoke in objection to the application.
4. Mr J Masterson (Urchfont Parish Council) spoke in objection to the application from his capacity as a consultee.
5. Mr H Waters (agent) spoke in support of his application.

- (3) **K/56826/F**

DEVIZES – Beggars Roost, Wick Lane – Replacement of detached bungalow with two storey dwelling and detached garage.

REFUSED against officer recommendation for the following reasons:

1. The proposed dwelling would have an adverse impact on the amenity of neighbouring properties by reason of its size and design, overlooking 'Fairfield' to the rear and presenting a far greater bulk towards adjacent properties than the existing bungalow. The result would be that the dwelling would represent an overdevelopment of the site, out of context with its neighbours. This would conflict with policy PD1 of the Kennet Local Plan 2011.

Note

1. Mr B Smith spoke in objection to the application
2. Mrs V Cukow spoke in objection to the application.

(4) K/57102/F

BROMHAM – 188 St. Edith's Marsh – Demolition of existing structure and erection of dwelling.

REFUSED, as recommended

Note

1. Comments from Wiltshire County Council's Highways Department were reported to the Committee.
2. Comments from Kennet District Council's Engineering and Design Manager were reported to the Committee.
3. The contents of a letter of objection were reported to the Committee.
4. Mr R Blake spoke in objection to the application.
5. Mr J Taylor (agent) spoke in support of his application.
6. Mr T Cavill (applicant) spoke in support of his application.
7. Comments from a Ward Member in support of the application were reported by the Chairman.

(5) K/56709/F

MARSTON – Lower End Farm, Long Street – Erection of agricultural dwelling.

GRANTED as recommended

Note

1. The contents of two letters of support were reported to the Committee.
2. Mr T Swinburn spoke in support of his application.
3. Mr M Joyce (agent) spoke in support of his application.

(6) K/56961/F

DEVIZES – 17, The Brittox – Use of paved area in front of coffee shop as an

area for tables and chairs in association with the coffee shop use of the existing building.

REFUSED against officer recommendation for the following reason:

1. The proposal would create a safety hazard to pedestrian users of the public highway by creating an obstruction of the highway at a particularly busy point, making it difficult for people to pass safely. This would conflict with policy PD1 of the Kennet Local Plan 2011.

Note

1. Mr M Penny spoke in objection to the application
2. Mr N Jarman (agent) spoke in support of his application

(7) K/56936/F

ALDBOURNE – 2, The Downs – Replacement of conservatory with two storey rear extension and construction of single story extension between house and garage.

DEFERRED for consideration and determination at a reconvened meeting of the Committee at the site on Monday 17th September at 10am.

Note

1. Mr Webb spoke in objection to the application.
2. Mr R Maggs (applicant) spoke in support of his application.
3. Mr R Baker (agent) spoke in support of his application.

(8) K/57019/F

SEEND – 198, Seend Cleeve – Increase in the height of the roof to facilitate rooms in the roof, incorporating 3 dormer windows to the front, and rear extension.

APPROVED against officer recommendation with the following two additional 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 until details of the materials to be used for the external walls and roofs (including samples) 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.

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: policy PD1.

Note

1. Mrs J Wilfort (applicant) spoke in support of her application.
2. Mr P Richards (agent) spoke in support of his application.
3. The Ward Member spoke in support of the application.

PART 2

Items considered whilst the public were not entitled to be present

There were none.