

**KENNET DISTRICT COUNCIL
REGULATORY COMMITTEE**

Minutes of the meeting of the Regulatory Committee held on Thursday 18th October 2007
in the Council Chamber, Browfort, Devizes at 2.15pm.

PRESENT: Councillor P A Brown - Chairman

Councillor K R F Beard	Councillor T C F Howard
Councillor D D Campbell	Councillor C P Humphries
Councillor S Dobson	Councillor J J Kunkler
Councillor A P J Duck	Councillor Mrs L Mayes
Councillor Mrs S M Findlay	Councillor Mrs N G Rawlins
Councillor R Gamble	Councillor J Seed
Councillor L H Grundy	Councillor A S Wood

ALSO IN ATTENDANCE:

Councillor A Molland for application K/56628/F

PART 1

Items considered whilst the public were entitled to be present

91. MINUTES

The minutes of the meeting held on the 27th September 2007 were confirmed as a correct record and signed by the Chairman.

92. DISCLOSURES OF INTEREST

There were none.

93. APPEALS

The Committee heard details of three appeals that had been dismissed.

94. PLANNING APPLICATIONS WITHDRAWN

Application K/57003/F (telecommunications installation, Burbage) had been withdrawn, and was not considered at the meeting.

95. 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/57166/F**
EASTERTON – Former Jam Factory site – Demolition of existing buildings and construction of 43 dwellings and associated works including parking, access and both hard and soft landscaping.

REFUSED AS RECOMMENDED

REASON

1. The affordable housing provision proposed by the applicant on the site is considered inadequate in terms of the numbers of units proposed and the tenure of those units proposed. The provision fails to reflect the local needs which would support a 50% affordable housing provision on the site and is overwhelmingly for social rented housing. The applicant has also failed to identify which specific plots on the site would be affordable dwellings and as such the Council is also unable to assess whether the dwelling sizes proposed would meet local needs. The application is therefore considered contrary to policy HC32 of the Kennet Local Plan 2011.

Note

1. The content of a letter of objection from a neighbour was reported to the Committee.
2. Comments from the District Ecologist were reported to the Committee.
3. A submission from the applicant's solicitors regarding financial contributions was reported to the Committee.
4. Councillor Colonel Green (Easterton Parish Council) spoke in objection to the application from his capacity as a consultee.
5. Mr A Cannon (CPRE) spoke in objection to the application from his capacity as a consultee.
6. Mr P Richards (designer) spoke in support of his application.
7. The Ward Member spoke in objection to the officer recommendation.

- (3) **K/57182/F**
RUSHALL – Primary School, Pewsey Road – Two story classroom and nursery extension.

GRANTED AS RECOMMENDED

Note

1. The content of a letter of objection from a neighbour was reported to the Committee.
2. Mr Gale spoke in objection to the application
3. The Ward Member spoke in objection to the application

- (4) **K/56628/F**
NORTH NEWNTON – Vine Cottage, Bottlesford – Demolition of existing mobile home, industrial units and outbuildings and erection of new dwelling.

GRANTED AS RECOMMENDED

Note

1. The contents of two letters of objection from neighbours were reported to the Committee.
2. The Development Control Team Leader advised the Committee that the proposed construction of a garage was no longer included in the application.
3. Comments from Kennet District Council's Engineering & Design Manager were reported to the Committee.
4. Mr Timmonds spoke in objection to the application.
5. Mr Draper spoke in objection to the application.
6. Mr A Oliver (agent & architect) spoke in support of his application.
7. 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.