

**KENNET DISTRICT COUNCIL
REGULATORY COMMITTEE**

Minutes of the meeting of the Regulatory Committee held on Thursday 29th November 2007
in the Council Chamber, Browfort, Devizes at 2.15pm.

PRESENT: Councillor P A Brown - Chairman

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| Councillor K R F Beard | Councillor C P Humphries |
| Councillor S Dobson | Councillor J J Kunkler |
| Councillor A P J Duck | Councillor R T Parsons |
| Councillor Mrs S M Findlay | Councillor Mrs N G Rawlins |
| Councillor R Gamble | Councillor S J K Wheeler |
| Councillor L H Grundy | Councillor A S Wood |
| Councillor T C F Howard | |

ALSO IN ATTENDANCE:

Councillor Mrs J C Triggs
Councillor A Lake

APOLOGIES:

Councillor J Seed

PART 1

Items considered whilst the public were entitled to be present

102. MINUTES

The minutes of the meeting held on 8th November 2007 were confirmed as a correct record and signed by the Chairman.

103. DISCLOSURES OF INTEREST

There were none.

104. APPEALS

The Committee noted the details of one appeal that had been dismissed, one that had been allowed, and one that had been part allowed.

105. PLANNING APPLICATIONS WITHDRAWN

No planning applications were withdrawn from the agenda. The Head of Development Control informed that Committee that the Council had been selected as a finalist for a national e-Government award for excellence in planning services. The Council had been selected from over 500 applicants.

The Leader of the Council congratulated Kennet District Council officers for their success in making the competition finals.

106. 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/56624/F**
BISHOPS CANNINGS & ROUNDWAY – Land at Naughton Avenue – Erection of 123 dwellings and associated works.

DEFERRED to the Planning Services Manager to grant permission subject to prior completion of legal agreements.

- (2) **K/56770/F**
ENFORD – Woodlands, Enford Hill – Demolition of bungalow and erection of 2 dwellings.

REFUSED against officer recommendation for the following reason:

The erection of these two dwellings would have an unacceptable adverse impact on the appearance of this part of the Enford Conservation Area and would represent an overdevelopment of a site that is not large enough to accommodate two detached houses. The proposal would therefore conflict with Government advice in PPG 15 and with guidance contained in the Enford Conservation Area Statement, adopted by the Council in 2007.

Note

1. A letter from Wessex Water had been received and was reported to the Committee.
2. A letter of objection to the application was reported to the Committee.
3. Mrs G Rickett spoke in objection to the application.
4. Mr Harbottle spoke in objection to the application.
5. Mr Horsford (Enford Parish Council) spoke in objection to the application from his capacity as consultee.
6. Mr Manning (agent) spoke in support of the application.

- (3) **K/57110/F**
SEEND – Seend WI hall, Rusty Lane – Removal of existing hall and replacement with 3 new dwellings and garages.

DEFERRED to the Planning Services Manager to grant permission subject to prior completion of legal agreements.

Note

1. The content of a letter of objection from a neighbour was reported to the Committee.
2. Mr Fisher spoke in objection to the application.
3. Mrs Savage spoke in objection to the application.
4. Mr Proven spoke in objection to the application.
5. Mrs Hillier (applicant) spoke in support of the application.
6. Mr Waters (agent) spoke in support of his application.
7. The Ward Member spoke in objection to the application.

(4) K/57099/CAC

SEEND – Seend WI hall, Rusty Lane – Removal of existing hall and replacement with 3 new dwellings and garages (conservation area consent).

GRANTED AS RECOMMENDED

(5) K/57377/F

FYFIELD & WEST OVERTON – Former village stores, West Overton – Conversion of existing building from one dwelling to two dwellings.

GRANTED AS RECOMMENDED

Note

1. Mr Hemery (applicant) spoke in support of the application.
2. The Ward Member spoke in objection to the application.

(6) K/56724/F

ALL CANNINGS – The Piggery, Rendells Farm, The Street – Construction of three log cabins for holiday letting accommodation.

GRANTED AS RECOMMENDED

(7) K/57263/F

BURBAGE – 55 High Street – Erection of a single-storey dwelling.

GRANTED AS RECOMMENDED

(8) K/57416/F

MARLBOROUGH – 10 George Lane – Formation of self-contained residential unit within a shared house occupied by persons in need of care.

GRANTED AS RECOMMENDED

Note

1. A letter of objection from a neighbour was reported to the Committee.
2. Mrs Lance (applicant) spoke in support of the application.

- (9) **K/57426/F**
POTTERNE – Land at Court Hill Farm – Change of use of agricultural land to equestrian and erection of two stable blocks.

GRANTED AS RECOMMENDED

PART 2

Items considered whilst the public were not entitled to be present

There were none.