

KENNET DISTRICT COUNCIL REGULATORY COMMITTEE

Minutes of the meeting of the Regulatory Committee held on Thursday 8th
January 2009 in the Council Chamber, Browfort, Devizes at 2.15pm.

Present:

Councillor P Brown – Chairman

Councillor K Beard
Councillor S Dobson
Councillor A P J Duck
Councillor Mrs S M Findlay
Councillor R Gamble
Councillor L H Grundy
Councillor C Howard

Councillor C P Humphries
Councillor J J Kunkler
Councillor Mrs L Mayes
Councillor R Parsons
Councillor Mrs N G Rawlins
Councillor J Seed
Councillor A Wood

1. MINUTES

The minutes of the meeting of the Committee held on 11th December 2008 were approved as a correct record and signed by the Chairman.

2. DISCLOSURES OF INTEREST

Councillors A P J Duck and C P Humphries both declared a personal interest in application K/59525/F.

Councillors P Brown and R Gamble both declared a personal interest in application K/59707/F.

3. APPEALS

There were no appeal decisions reported.

4. PLANNING APPLICATIONS WITHDRAWN

There were none.

78. PLANNING APPLICATIONS FOR DECISION

The Committee gave consideration to applications for planning permission. Copies of the application details 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/59525/F** – Wilds Farm, Hilcott – full planning permission for change of use of existing agricultural buildings to bus storage depot.

GRANTED AS RECOMMENDED

Note:

1. Mr Pursell spoke in objection to the application.
2. Mrs Farrell spoke in objection to the application.
3. Mrs Rosin spoke in objection to the application.
4. Ms J Holiday spoke in support of the application.
5. Mr M Fowler (Agent) spoke in support of the application.
6. The Ward Member addressed the committee.

- (2) **K/59631/F** – outbuilding at Avoncourt House, Milton Lilbourne – full planning permission for change of use of stable building to office/workshop (B1) accommodation; alterations to building associated with this change of use, and the provision of car parking.

GRANTED AS RECOMMENDED

Note:

1. A late letter of representation was reported.
2. Ms V Bunyan (Parish Council Consultee) addressed the committee.
3. Mr P Oakley (Agent) spoke in support of the application.
4. The Ward Member addressed the committee.

- (3) **K/59770/F** – Knights Leaze Farm, Urchfont – full planning permission for erection of hay store/general purpose building.

GRANTED AS RECOMMENDED

Note:

1. Mr Cook withdrew his objection to the application.
2. Nicky Mitchell addressed the committee as parish council consultee.
3. Mr M Bodman (Applicant) spoke in favour of the application.

- (4) **K/59016/F** – former piggery, Rendells Farm, All Cannings – full planning permission for retention of two holiday let cabins, shed and fencing, and erection of one further holiday let cabin.

GRANTED AS RECOMMENDED

Note:

1. A late letter of representation was reported together with a photograph.
2. Mr M Lawrence spoke in objection to the application.
3. Mr Dolman (Agent) spoke in support of the application.
4. The Ward Member addressed the committee.

- (5) **K/59428/F** – 81 High Street, Pewsey – full planning permission for conversion of existing end of terrace residential house into 2 apartments with associated parking and amenity.

GRANTED AS RECOMMENDED

Note:

1. Cllr P Deck addressed the committee as parish council consultee.

- (6) **K/59778/F** – 5 The Crescent, Bromham – full planning permission for the erection of a detached dwelling; provision of access to existing and proposed dwelling; associated works (amendment to K/58533/F).

REFUSED AGAINST OFFICER RECOMMENDATION

For the following reasons:-

The increased mass and size of the dwelling compared to that approved under K/58533/F, and the revised design of the rear extension, would look out of place in this prominent roadside setting. This would conflict with policy PD1 of the Kennet Local Plan.

Note:

1. Ms H Lawrence spoke in objection to the application.
2. An amended first floor plan was reported.

- (7) **K/59707/F** – Plot 1, Halstead farm, Kings Road, Easterton – full planning permission for erection of a 4 bed detached house, with attached garage, including all other associated works. (amendment to K/57892/F).

REFUSED AS RECOMMENDED

Note:

1. An email from the Rights of Way Technician was reported.

2. Cllr C Saunders addressed the committee as parish council consultee.
3. Mr K Bennett (Agent) spoke in support of the application.

- (8) **K/59799/LBC** – West Lavington Manor, Church Street, West Lavington – listed building consent for erection of entrance porch; alterations to Courtyard Walls; removal of Curtilage outbuilding.

DEFERRED AND DELEGATED TO THE HEAD OF PLANNING SERVICES TO GRANT LISTED BUILDING CONSENT AGAINST OFFICER RECOMMENDATION SUBJECT TO CONDITIONS.

Note:

1. Mr A Doman (Owner) spoke in support of the application.

- (9) **K/59773/F** – The Hop House, Tankard Lane, Ramsbury – full planning permission for building of detached garage and store room with gymnasium underneath.

GRANTED AS RECOMMENDED

Note:

1. Mr D Arnold spoke in objection to the application.
2. Mr J Cockwell (Applicant) spoke in support of the application.

- (10) **K/59666/F** – Orchard House, Eastcott, Easterton – full planning permission for creation of access track to house.

GRANTED AGAINST OFFICER RECOMMENDATION

Subject to the following 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 surfacing of the access drive 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 protect the appearance of the area.

3. No gates shall be erected across the access unless they are set back to a position at least 5 metres from the carriageway edge, with the gates opening inwards only.

REASON:

In the interests of highway safety.

4. The gradient of the new access drive shall not exceed 1 in 15 for the first 4.5 metres back from the edge of the carriageway.

REASON:

In the interests of highway safety and to provide a safe and usable means of access.

5. Prior to the first use of the access the first five metres of the access 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.

REASON:

In the interests of highway safety.

6. Before the access is brought into use, the sides of the access shall have a radius measured from 4.5 metres back to the carriageway edge.

REASON:

In the interests of road safety.

7. 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 access would be safer than the existing access and is therefore in accordance with the highway safety requirements of policy PD1 of the Kennet Local plan.

Note:

1. Cllr C Saunders addressed the committee as parish council consultee.
2. Mr R Firth (Applicant) spoke in support of the application.
3. Mr J Cayford spoke in support of the application.

PART 2

Items considered whilst the public were not entitled to be present

None.

PGH

Chairman
29th January 2009