

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL
held on Wednesday 08 July 2015 at 7:00pm in the Conference Room of Urchfont Village Hall**

****Being item A on the agenda of the Full Council Meeting.**

Present: Acting Planning Chair Cllr: Dave Mottram. Cllrs: Clifton-Page, Donald, Gibb, Holt, Stephens, Thomas & Planning Administrator S Johnston.

Also present: Parish Clerk B Lunn, Wiltshire Cllr. Philip Whitehead & 15 members of the public, as detailed in the Full Council Minutes.

Cllr Mottram welcomed all present and opened the meeting by reminding Committee Members that they should look at planning applications within the context of the 6 criteria laid down in the new Policy Planning Document. **Namely:** Scale of development; Visual impact upon the surrounding area; Relationship to adjoining properties; Design - bulk, height and general appearance; Environmental /Highway impact; Car parking.

1. Apologies for absence received: Cllrs: Day & Mitchell

2. Declarations of Interest: 6a) Pecuniary Interest declared by Simon Holt; acting as Agent for Detailed Surveys. 6a) Pecuniary Interest declared by Cllr. Andy Stephens. 6c) & 6d) Non-pecuniary interest declared by Cllr Thomas.

3. Minutes of a meeting held on 10 June 2015 were signed as a true record. Proposed by Cllr Thomas, seconded by Cllr Donald; agreed unanimously.

4. Minutes of a meeting held on 17 June 2015 were signed as a true record. Proposed by Cllr Thomas, seconded by Cllr Clifton-Page and agreed unanimously by all Cllrs present at meeting:

Cllr Gibb abstaining due to non-attendance on 17 June.

5. Matters arising from those Minutes: None

6. Plans for discussion

a) **15/04348/FUL** – To be considered: **Additional information plus Environmental Noise**

Assessment for the erection of a Building for Grain Drying and Storage at Rookery Farm, Cemetery Lane, Urchfont, Devizes, Wilts., SN10 4RY; for J. Snook & Sons Ltd.

b) **15/05743/VAR** - Variation of Condition 6 of planning application K/043454 – To alter the 'goods allowed to be sold/traded' at the Unit to enable the sale of cycle racks and other cycle parking related equipment, with ancillary office/storage space: all at Unit 6, The Old Potato Yard, Manor Farm, Lydeaway, Devizes, SN10 3PU, for B & D Plank & Son.

c) **15/06375/TCA** - Works to trees to consist of the felling of 1no. Ash (T1), 3no. Ash Stems (T3) and 1no. Elm (T5); all at Little Oakfrith, 6 Peppercombe Close, Urchfont, Devizes, Wilts., SN10 4QS for Mrs Sally Leask.

d) **15/06381/TPO** - Works to trees to consist of the reduction of 1no. Lawson Cypress (T4), by 4 metres and the felling of 1no. Larch (T2); all at Little Oakfrith, 6 Peppercombe Close, Urchfont, Devizes, Wilts., SN10 4QS for Mrs Sally Leask.

**** Cllr. Mottram adjourned the planning meeting for public participation:**

The Planning Administrator noted that 4 new letters of representation, regarding this application, had appeared on WC website since the previous planning meeting of 10 June 2015.

6a) **15/04348/FUL**

Statement from Mr John Knight – Resident of Urchfont:

- Regarding the additional information supplied by the Agent, Mr Knight intended further on-line comment to the Planning Officer.
- The Noise Impact Assessment is especially welcome but a difficulty still exists when trying to make the comparison between a slightly larger dryer in Berwick Bassett and a proposed site in Urchfont.
- The report omits to refer to noise generated from increased traffic and background noise from working vehicles and harvesters.

- No assessment of the impact upon wildlife/birds from the lights and noise of vehicles and machinery working throughout the night.
- In Mr Knight's opinion, there is a lot of room for conjecture in this report.

Statement from Simon Holt – Agent for the application:

- Since being considered by UPC on 10 June, 9 points have been raised on this application by the Case Officer and, to Mr Holt's knowledge, answered satisfactorily.
- The most important of these being a requirement for an Environmental Noise Assessment, which was carried out on 16/6/15. This confirmed a reading of less than background noise at a point some 15 mtrs closer than the nearest property in The Croft, with the report stating '*should not lead to a complaints situation*' and '*acoustic mitigation measures should not be necessary*'.
- The readings at the Dryer in Berwick Bassett were taken where drying machinery was installed outside the grain store and would therefore be noisier than that proposed for Urchfont.
- Being a heated Dryer, running time should be approx 24 working days. In terms of running costs, the Applicant has the capability and would prefer to harvest grain during dry weather.
- The proposed Grain Store would have enough capacity to cope with the anticipated growth in production throughout the next 30 years.
- Mr Holt quoted National Planning Policy Framework: Para's 9 & 28. He again quoted Wiltshire Core Strategy 34; referring to the promotion and modernisation of agricultural and land based activities.
- In relation to other concerns raised by UPC, the following have been addressed:
 - * The potential for flooding will be reduced by works to create a facility for rainwater harvesting and storage of between 630,000 & 785,000 litres. This will be undertaken during building of the proposed storage building and the harvested water re-used for crop spraying.
 - * Landscaping is likely to be made the subject of a planning condition by Wiltshire Council.
 - * The Applicant will de-commission 2 existing Dryers which run for approx 4 months in a year.
 - * Assurances have been made that only the Applicant's crops will be dried in the new dryer.

****Councillor Mottram closed public participation and re-opened the planning meeting:**

15/04348/FUL - The Planning Committee found as follows:

- UPC welcomed the provision of a Noise Assessment and noted the information that, if necessary, Silencers are available as a retro fit.
- Taking into account the large area of concrete base and surround proposed, a similar Atkins report regarding rain & flood assessment would have been helpful.
- It is hoped, and will be requested by UPC, that WC Environmental Dept carry out a Flood Impact Assessment
- Regarding possible flooding issues, residents at 'The Bottom' have enquired as to the size/volume of the new Lagoon.

****15/04348/FUL Additional Information received since 10/06/15** – Councillor Donald proposed that UPC Planning Committee support this application and send the following response to the Case Officer:-

Urchfont Parish Council Planning Committee continue to **Support** this application and note that progress has been made regarding a noise impact assessment, the parameters of the bund / landscaping and assurances to de-commission all other Snook Dryers within the Parish.

It is also noted that items 2 & 4 of UPC's previous Support Statement remain unaddressed and are therefore outstanding:-

2) (that) A full drainage and flood impact assessment is carried out.

4) (that) An environmental impact assessment is carried out.

*The Proposal was seconded by Councillor Thomas and passed: 3 supporting votes, 1 abstention and 1 against.

6b) **15/05743/VAR** - Variation of Condition 6 of planning application K/043454:

After visiting all Units adjacent to Unit 6 at the Old Potato Yard, the Planning Administrator could report positive feedback from all occupiers.

15/05743/VAR - The Planning Committee found as follows:

- The owners of the business moving into Unit 6 are residents of Wedhampton and currently trade from a barn behind their house.
- Problems have arisen due to the lack of available and suitable parking for visiting clients and neighbouring residents would therefore welcome the business moving to the Old Potato Yard but are pleased that it will stay in the locality.
- It is believed that a high number of cyclists visit, or cycle in the vicinity of, the Old Potato Yard.

Cllr Thomas proposed that Urchfont Parish Council Planning Committee **Support** this application and welcomed the growth of small and new businesses in the locality; Seconded by Cllr Holt; motion passed unanimously.

6c) **15/06375/TCA / 15/06381/TPO** – 6, Peppercombe Close -Works to trees in a Conservation Area:

****** Cllr. Mottram adjourned the planning meeting for public participation:

Statement from Mr Richard Wilson – resident of Peppercombe Close:

- Mr Wilson had found the applications very confusing due to the number of plans submitted on-line since the original – 15/02081/TCA – and the inconsistencies in identification of specific trees.
- Why do the trees needed removing when WC Arboriculturist David Wyatt talked of 'trimming'.
- Had any consideration has been given to possible existing habitats of birds and bats.

Statement from Mr Richard Hawkins - resident of Peppercombe Close:

- Mr Hawkins also found the various drawings and numberings confusing and it was his opinion that an extra tree appeared to have been added.
- Mr & Mrs Hawkins object to the felling of the Elm T5 because it causes *excessive shading and (is of) low amenity value*.
- They note that the current application is for the removal or reduction in height of specified trees, as recommended by WC Arboricultural and Landscape Officer, and have no objection to this.

******Councillor Mottram closed public participation and re-opened the planning meeting:

- Cllrs Holt, Thomas & Mottram believed they had identified the trees mentioned in the application, aided by a statement from the Arboriculturist.
- A site meeting was required with the agent (Wiltshire Tree Care) and/or WC, to shed light on which tree is which and, before any action is taken, the relevant trees should be marked so that UPC can inspect prior to returning their observations to the Planning Officers.
- UPC would not support the felling of trees for no valid reason. The Larch is an attractive tree but it may not have as much environmental value as Oak & Ash trees which support more wildlife.
- UPC is of the opinion that the 3 Ash trees between no 6 and its neighbour 'Larchcombe' should be removed, being quite large and too close to a building.
- From the bank of trees situated at the far end of the garden, quite a few will be retained and will still form a tree 'backdrop'.
- UPC has great faith in the judgement of David Wyatt; Arboricultural & Landscape Officer for WC.

Cllr Holt proposed that a decision on this application should be postponed until after consultation with the agent, and a site meeting whereby Councillors could ascertain exactly which trees were being specified in the planning application; Seconded by Cllr: Clifton-Page; motion passed unanimously.

****** After an email vote, the Planning Administrator would return UPC Observations on applications 15/06375/TCA & 15/06381/TPO, to the Case Officers, before Consultation Expiry on 27 July.

7. Applications studied by UPC Planning Group since 05 June 2015 & their response to Wiltshire Council

None.

8. Decisions received from Wiltshire Council since 05 June 2015

a) **15/01683/VAR** - Variation of condition 5 of planning permission 14/07886/FUL - to enable an external staircase to allow access to first floor office. Application to add an external staircase to the approved

planning application 14/07886/FUL, which was for a two storey extension to an existing 3 bedroom house; at Crookwood House, Cuckoo Corner, Urchfont Wilts., SN10 4RA, for Mr Philip Whitehead

Approve with Conditions

b) **15/03648/FUL** – Proposed three Bay Extension to existing Straw Store at The Marsh, Marsh Lane, Urchfont, Wilts., SN10 4RA for Mr Martin Bodman.

Approve with Conditions

9. Matters for Report

None.

There being no other business, the Planning Meeting closed at 7:49 pm.

The proposed date of the next Planning Meeting is **Wednesday 12 August 2015 at 7:00 pm** in Urchfont Village Hall. In the event that no planning business exists on this date and in the absence of a wider Parish Council meeting, the next meeting is scheduled for Wednesday **09 September 2015**.

Planning Administrator Sandra Johnston – 01380 848774 – 07808 124721 – sandra-j@virgin.net

NB Hard copies of all Planning Applications & Plans are with the Planning Administrator and may be inspected, by arrangement, at any time. Planning Applications and their documents should also be visible on www.urchfont-pc.gov.uk or on www.wiltshire.gov.uk Go to:- 1) search planning applications 2) East Wiltshire 3) search by planning app number.

Signed

Date