



## **DRAFT Minutes of the Urchfont Parish Council (UPC) Planning Meeting held on Wednesday 12<sup>th</sup> February 2020 in the Village Hall.**

**Present:** Councillors: Day (GD – Chairman), Botham (MB – Vice Chairman), Hill (TH), Cowen (LC), Cottell (PC), Creasey (GC), Kemp (MK), Hollyman (MH), Stevens (DS), Cottle (SC), Kinnaird (LK)

**Clerk to the Council:** Lunn (BL)

**Councillor for Urchfont & The Cannings:** Whitehead (PW)

**Members of the Public (for all or part of the meeting):** Mr R Mistlin, Mr D Myers, Mrs K Wale, Mr R Hawkins, Mr R Gillington, Mrs S Houlden, Mr G Houlden, Mrs L Duggen, Mr N Duggen, Mrs B Myers, Mrs B Potter, Mrs V Day, Mr P Cook, Ms N Hammond, Mr R Ellis, Mr S Holt, Mr M Smith, Mrs S Smith, Mr M Taylor, Mrs A Blunden, Mrs C Cannon, Mr E Hale, Mrs R Corke, Mr A Crouch, Mr I Smith

### **The Chairman read out the following advisory notice which was displayed on screen:**

“WC have advised that, due to ongoing difficulties being experienced with their Planning website and other IT infrastructure, some submitted details of applications and letters of representation for current applications may not be displayed. Weekly lists of new applications and applications determined have not been issued.

To facilitate meaningful consideration, UPC has obtained plans and/or application details direct from WC Planning or application agents when these are not available on the website.

Where UPC have received copies of letters of representation, these will be mentioned at this meeting. Otherwise, UPC can only make comments to WC based on their own site visit observations and/or other information available to them prior to and during this meeting. This will be made clear in the UPC response to WC.”

1. **Apologies - None**
2. **Declarations of Interest:** Non pecuniary interests were declared by GD in Item 5a and SC in Item 5e.
3. **Minutes of a meeting held on 11<sup>th</sup> December 2019 (No planning meeting held in January 2020)**

<b>Proposal</b>	<b>Proposer</b>	<b>Seconder</b>	<b>Resolution</b>
<b>The minutes to be approved and signed unchanged as a true and accurate record of the meeting</b>	<b>GD</b>	<b>MH</b>	<b>AGREED Unanimously</b>

4. **Matters arising from Minutes of 11<sup>th</sup> December 2019 – for information only – None raised**
5. **Plans for discussion**
  - 5a. **19/11986/FUL – Redevelopment to provide 13 new dwellings, including 3 affordable house, and additional off site contributions at Hales Farm, The Green, Urchfont, SN10 4QU for Mr G Potter.**

**Site Visit:** 11<sup>th</sup> February 2020 by five councillors

**Letters of Representation received by UPC:** Seven, including \*

**Representation Letters displayed on WC website:** One \*

TH listed a summary of the main points made in the letters of representation which had been received, all of which largely support the application:

- Complies with Policy H1 (UWLNP) approx. 12 dwellings (actual 13 dwellings)
- Complies with Policy H2 (UWLNP)
  - a) makes efficient use of land
  - b) show predominance 2 & 3 bed dwellings

c) Isn't completely compliant with Policy H3 (Affordable Housing) but 'Planning Statement' offers options to offset shortfall

d) Complies or supports most other Policies within NP

- (A number of comments give general support for development as it meets principle/policies UWLNP)
- Increase traffic volume along Crookwood Lane from site – consider extending 20 mph speed limit
- Cuckoo residents concerned that development will breach the Easement of Surface Water Agreement between Cuckoo Farm Yard and Hales Farm
- Construction traffic plan needed during construction
- Questions if Bat Survey necessary

TH then invited public participation:

Mrs Cannon was pleased to see incorporation of 3 affordable houses. Mr Holt contended that as this site is designated in and complies with the UWLNP, then UPC needs to SUPPORT it or SUPPORT with conditions. Mrs Potter stated that the potential bat survey issue had already been resolved.

Re-opening the Council meeting, MB believed this to be a very good proposal, well constructed and designed to comply with the UWLNP. LC was impressed with the attitude of the applicant who expects high standards and has the future of the Village firmly in mind. LC also noted that during the site visit the applicant recognised the lack of footpaths around Cuckoo Corner.

TH explained the various house types and expressed the view that this is a very positive proposal. The applicant acknowledges that only 3 affordable house are included instead of 3.9, but has suggested alternative solutions. Parking provision meets the parking policy. Overall the application is compliant with UWLNP and TH is very supportive.

GD pointed out that the 20mph speed zone currently ends at the entrance to the planned development. In view of the School entrance and increased traffic from this new development he believed that the zone should be extended towards Potterne. PW stated that this is nothing to do with the planning application and should be pursued separately with Highways / CATG, but suggested that a Highways assessment is conducted. PC further suggested that there is a need for a construction traffic plan which avoids the Primary School start and finish times.

Proposal	Proposer	Secunder	Resolution
<b>The Parish Council fully SUPPORT this well prepared proposal subject to the provision of a construction traffic plan which avoids start and finish times of the Primary School and a Highways assessment in relation to access and increased use of Crookwood Lane. The site is almost opposite the Primary School driveway and Crookwood Lane has no footpaths.</b>	<b>TH</b>	<b>SC</b>	<b>AGREED Unanimously</b>

**5b. 19/11928/FUL – Proposed rear and side extensions, internal alterations and refurbishment and proposed car port at 1 Walnut Close, Urchfont, SN10 4RU for Mr & Mrs Shearn**

**Site Visit:** 11<sup>th</sup> February 2020 by five councillors

**Letters of Representation received by UPC:** None

**Letters of representation displayed on WC website:** None

TH explained that the applicant/agent was not present for the site visit, but that permission to enter the property unaccompanied had been given. From the site visit, MH commented that the proposed works would enhance the property and would have minimal impact on neighbouring properties, LC agreed and believed the proposals were in keeping with surrounding properties.

Proposal	Proposer	Secunder	Resolution
<b>To SUPPORT</b>	<b>TH</b>	<b>GC</b>	<b>AGREED Unanimously</b>

**5c. 20/00028/FUL – Detached cottage and single carport on land at Friars Lane, Urchfont, SN10 4QJ for Mr Byrne**

**Site Visit;** 11<sup>th</sup> February 2020 by five councillors

**Letters of Representation received by UPC:** Five

**Letters of representation displayed on WC website:** None

No response had been received from the agent or applicant for this proposal in relation to attendance at the site visit or this meeting.

TH summarised the comments that had been received in letters of representation on this proposal as follows, noting that the site is designated in the made Neighbourhood Plan (UWLNP) and the proposal generally satisfies Plan policies:

- Vehicle access to site on blind bend and will cross end of public footpath
- Increased traffic volume along Friars Lane which is a single track road since last application (2008)
- Limited designated park space within site will inevitably lead to vehicles reversing onto road on occasions
- Active Badger Sett in Bank on site
- Stability of bank questionable
- New building will stand at higher position than surrounding properties impacting on neighbours privacy
- Water run-off will add to drainage problems in local area
- Inaccuracies within planning application

TH then invited public participation:

Mr Crouch had submitted a letter of representation following consultation with concerned neighbours, he re-iterated that his major concern is one of safety in relation to access onto Friars Lane, the fact that cars will have to cross the end of the public footpath (Old School Lane) and his property to access Friars Lane in a notoriously narrow blind bend area. He also reiterated the other concerns listed by TH and noted that the Parish Council had objected to the earlier submission in 2007 which was subsequently approved by WC.

Mr Duggen lives at the top of the bank at the rear of the application site, his house is only 5-6ft from the edge of the bank. In the time since the last application for this site, tree growth and root systems have become more embedded in the bank which together with active badger setts make the bank unstable and a significant safety issue.

Ms Hammond expressed concern over access and traffic safety where there is no footpath in a narrow fast flowing lane. She expressed further frustration that this is another green field site that should not have been included in the UWLNP, the fact that it is means that this application could be approved by WC regardless of safety aspects.

Re-opening the Council meeting, TH confirmed that the previous application had been approved in September 2007 despite an objection from UPC. The design of the current building is almost identical to the previously approved plan and generally complies with UWLNP policies. GD sought clarification that whilst a site might be designated in the neighbourhood plan, UPC can still object to a specific application for that site – TH confirmed that this is correct.

MK sought clarification on the boundary of this site in relation to the bank, TH said that plan shows boundary at the bottom of the bank. Presumably 3 St Michaels boundary is at the top of the bank. Land slips are becoming more common in this area due mainly to weather conditions and impact of tree growth, MH confirmed that such a situation exists in Sawmills opposite. It was suggested that a structural engineer should carry out an inspection of the bank before any works commence.

PC asked whether a badger (protected species) assessment had been undertaken, the answer to this was not known. However, TH referred to the approval for the land at The Bottom (opposite The Baishe) which specifically puts the onus on the developer to approach Natural England on this issue, presumably WC will put the same onus on the developer of this site.

<b>Proposal</b>	<b>Proposer</b>	<b>Seconder</b>	<b>Resolution</b>
<b>To OBJECT on the grounds that insufficient information was provided to give confidence that sufficient consideration has been given to:</b>	<b>MK</b>	<b>LC</b>	<b>DECLARED AGREED by Chairman 2 FOR 1 AGAINST Remainder abstained</b>

<ul style="list-style-type: none"> <li>• Access to the site, which is considered unsafe due to the narrowness of and blind spots on Friars Lane which is used by increasing traffic levels</li> <li>• Junction with a public footpath (Old School Lane)</li> <li>• Instability of the bank at the rear of the property and</li> <li>• Active badger setts on the site.</li> <li>• Parking / access arrangements on site</li> </ul>			
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**5d. 20/00580/TCA – Fell I Robinia at West End House, The Green, Urchfont, SN10 4RB for Mr Cruse**

**Site Visit:** 11<sup>th</sup> February 2020 by five councillors

**Letters of Representation received by UPC:** None

**Letters of representation displayed on WC website:** None

MH commented that the tree had been examined during the site visit and found to have a significantly hollow core.

Proposal	Proposer	Seconder	Resolution
<b>NO OBJECTION</b>	<b>TH</b>	<b>DS</b>	<b>AGREED Unanimously</b>

**5e. 20/00093/FUL – Retrospective application for a tree house at Green Farm, Urchfont, SN10 4RB for Mrs Corke**

**Site Visit:** 11<sup>th</sup> February 2020 by 5 councillors

**Letters of Representation received by UPC:** One

**Letters of representation displayed on WC website:** None

Mrs Corke stated that the house was built using inheritance funds for their children. It had not been realized that planning permission would be needed, but nevertheless they have taken great care to ensure its rustic appearance in keeping with surrounding buildings and that no windows overlook neighbouring properties.

TH explained that permission is required because it is within the conservation area and within the boundary of a listed building. One letter of support had been received stating that any structure encouraging children to be outside should be supported. LC commented that it is a perfectly nice structure, this was supported by DS. MH commented that this is in fact a very small tree house made of materials which are in keeping with surrounding properties.

Proposal	Proposer	Seconder	Resolution
<b>To SUPPORT</b>	<b>TH</b>	<b>MB</b>	<b>AGREED UNanimously</b>

**5f. 20/00708/TCA – Works to pine trees at Somerton House, Urchfont, SN10 4RA for Mr Moore**

**Site Visit:** 11<sup>th</sup> February 2020 by five councillors

**Letters of Representation received by UPC:** None

**Letters of representation displayed on WC website:** None

Following the site visit, MK commented that the crown work proposed is considered necessary.

Proposal	Proposer	Seconder	Resolution
<b>NO OBJECTION</b>	<b>TH</b>	<b>MK</b>	<b>AGREED Unanimously</b>

**5g. 20/00440/FUL – Proposed rear and side extensions at 5 Peppercombe Close, Urchfont, SN10 4QS for Mrs Hale.**

**Site Visit:** 11<sup>th</sup> February 2020 by five councillors

**Letters of Representation received by UPC:** One

**Letters of representation displayed on WC website:** None, in fact no documents at all on website

Mr Hale explained that the purpose of this application is to modernize and extend the 1960 bungalow to meet the needs of his growing family. The works largely move the living area from the front to the back of the property overlooking the garden. He did not believe that the proposals encroach or impact on neighbouring properties.

TH commented that one email of support had been received for this application for a property which is set in a large garden. From the site visit MB confirmed that the proposals do not encroach or impact neighbouring properties and MH believed that the proposal is a very sensible modernization project.

Proposal	Proposer	Seconder	Resolution
To SUPPORT	TH	MK	AGREED Unanimously

**5h. 20/00719/TCA – Reduce / pollard 1 conifer hedge and 2 sycamore trees at 16 Manor Farmyard, Urchfont, SN10 4BA for Mr Pirie**

**Site Visit:** 11<sup>th</sup> February 2020 by five councillors

**Letters of Representation received by UPC:** None

**Letters of representation displayed on WC website:** None, in fact no documents at all on website

TH explained that the trees in question are outside the property boundary along the top of the bank had been cut back following an earlier approved application. They have now grown and require further work. Following the site visit, MK commented that the work needs to be undertaken.

Proposal	Proposer	Seconder	Resolution
NO OBJECTION	TH	MH	AGREED Unanimously

**5i. 20/00938/TCA – Reduce Yew Tree and cut back magnolia at St Michaels Church, Urchfont, SN10 4QT for Urchfont PCC**

**Site Visit:** 11<sup>th</sup> February 2020 by five councillors

**Letters of Representation received by UPC:** None

**Letters of representation displayed on WC website:** None, in fact no documents at all on website

Mr Smith explained that the recent five yearly inspection of the Church had identified that both trees are too close to the building and damaging brickwork.

On the basis that the proposal suggested that the magnolia might be pruned just on the side touching the Church, LC expressed some concern that this would leave it lop sided. Mr Smith believed that the tree surgeon will adjust pruning to overcome this potential issue.

Proposal	Proposer	Seconder	Resolution
NO OBJECTION	TH	LC	AGREED Unanimously

**5j. 20/00116/TCA – Reduction works to 10 trees of varying varieties, including 1 proposed felling at Green View, The Green, Urchfont, SN10 4QU for Mr K Lloyd – Note: Because the comments deadline of 30 January 2020 could not be extended by WC to allow consideration at this meeting, the decision was taken by UPC to record a NO COMMENT.**

TH explained further why a NO COMMENT had been submitted prior to this meeting.

**6. Decisions received from Wiltshire Council since 30<sup>th</sup> December 2019 –**

**6a. 19/11500/TCA – Fell three trees at Penning House, High Street, Urchfont, SN10 4QH – NO OBJECTION**

- 6b. 19/10005/FUL** – Barn for storage at Marsh Farm, Lydeaway, SN10 3PR – **APPROVE WITH CONDITIONS**
- 6c. 19/10004/FUL** – Barn for cattle at Marsh Farm, Lydeaway, SN10 3PR – **APPROVE WITH CONDITIONS**
- 6d. 19/11103/FUL** – Alteration to proposed fenestration to proposed dwelling on land at The Bottom, Urchfont, SN10 4SD previously approved under 19/04456/FUL – **APPROVE WITH CONDITIONS**
- 7. Matters for Report** – Nothing raised.

The scheduled date for the next Planning Meeting is **Wednesday 11<sup>th</sup> March 2020** at **7:00 pm** in Urchfont Village Hall.