

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL held on Wednesday 08 February 2017 at 7:00pm in the Conference Room of Urchfont Village Hall.**

**Present:** UPC Vice-Chair Cllr. Bill Donald (BD), Lead of Planning Cllr. Trevor Hill (TH) Cllrs John Chapman (JC) Graham Day (GD) Nicky Mitchell (NM) Andy Stephens (AS) Royston Thomas (RT) and Planning Administrator Sandra Johnston (SJ).

**Also present:** Parish Clerk Bob Lunn (BL), Wiltshire Cllr. Philip Whitehead (PW) & 3 members of the public, as detailed in the Full Council Minutes.

Cllr: Donald welcomed all present and handed over to Cllr Hill, Lead Councillor for Planning, to continue the business of the Planning Meeting.

**\*\*Cllr Hill opened the Planning Meeting:-**

**1. Apologies for absence:** Cllrs Mottram & Gibb. It was also noted that Councillor Paul Baker had resigned, with immediate effect on 08 February 2017, due to personal commitments.

**2. Declarations of Interest:** 5b) Cllr Stephens: non-pecuniary Interest.

**3. Minutes of a meeting** held on 11 January 2017 were signed as a true record: proposed by Cllr Hill, Seconded by Cllr Day; and agreed unanimously by all Councillors present at that meeting.

**4. Matters arising from those Minutes:**

**TH** – Had received a phone call from Mr Steve Harbour, thanking UPC for facilitating his pre-planning presentation at the January Planning Meeting. Mr Harbour opined that it had been most useful.

**TH** – the meeting between himself, Cllr Mottram and Karen Guest (WC Senior Planning Officer), on 9<sup>th</sup> January 2017, to discuss Pond Wall - Planning Variation Application 15/11764/VAR. This application was 'Approved with Conditions' by WC on 02 February 2017 but to date no conditions have been included in the online decision document. **TH** understood from Karen Guest that structural options are being left open until the wall is opened up on commencement of works. KG will then place conditions upon it with stipulation that once work has started and a better understanding of work needed has been identified, a more detailed Schedule of Works be submitted and reviewed to ensure it meets the planning objective within an acceptable time scale.

**\*Action TH** – To contact KG to confirm 'Conditions of Variations', (if not posted on WC planning Website).

**5. Plans for discussion**

Council Members were reminded by **TH** that when considering planning applications they must follow the guidance outlined in the UPC Planning Policy and Procedure document (UPC/18) and its incorporated Statutory Authorities/Governing Documents, all of which can be found on the Wiltshire Council or Urchfont Parish Council websites. Also that they should have regard to the visual impact upon the surrounding area and its relationship to adjoining properties.

**\*\*Urchfont Parish Council's role, as a Consultee, is to provide Wiltshire Council with UPC's views, which will be based on a balanced view across the Urchfont Parish community.**

**NB: The meeting will be adjourned at the beginning of each Planning Application to enable members of the Public to express their views on that particular application.**

5a) **16/12296/FUL** - Full Planning Application for a proposed Conservatory to the rear of 'Pillings', Cuckoo Corner, Urchfont. Devizes, Wilts., SN10 4RA; for Mr Mark Hulse.

**\*To date, no letters of representation had been received by WC Planning Office and/or UPC.**

Site meeting held on Saturday 04/02/17 at which 3 Parish Cllrs (TH/NM/GD) & S Johnston were present.

The Planning Committee found as follows:

- With permission from householders, the site of the proposed Conservatory was viewed from the adjoining properties and from that to the rear.
- When consulted, all adjoining neighbours said they had no objection to the proposed application.
- Non-controversial and the actual footprint of the Conservatory not overlarge. In all probability, this did not need planning permission.

**16/12296/FUL** - Cllr: Day proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Mitchell; motion passed unanimously.

5b) **17/00465/TCA** – Works to Trees in a Conservation Area to consist of: Walnut (T1) – Fell. Holly (T2) – Fell. Sycamore (T3) - Fell. Sycamore (4) - Fell. Birch (T5) – Fell; all at Green Farm, The Green, Urchfont, Wilts., SN10 4RB for Mr Will Corke.

\*To date, no letters of representation had been received by WC Planning Office and/or UPC.

Site meeting held on 04/02/17 at which 3 Parish Cllrs (TH/NM/GD), S Johnston & Will Corke were present.

The Planning Committee found as follows:

- Mr Corke identified the individual trees and explained the need for all proposed works.
- T1 – Poor condition, deep cavities and potentially dangerous.
- T2 – 2 small, self seeded holly stems disrupting natural growth of adjoining area.
- T3 – Too close to an outbuilding and Walnut House.
- T4 – Too close to adjoining property: neighbours very supportive of this large tree being removed.
- T5 – Spindly, misshapen, mostly trunk.
- After felling, Mr Corke proposes to season all usable timber for future carpentry use.

**17/00465/TCA** - Cllr: Day proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Mitchell; motion passed unanimously.

## **6. Decisions received from Wiltshire Council since 06 January 2017**

6a) **16/12122/TCA** – Works to Trees in a Conservation Area to consist of; Sycamore tree (T1) – Remove 1 limb and crown raise to 5m. Eucalyptus tree (T2) - Reduce height to 3m/4m. 2 x Birch trees (T3 & T4) – Crown raise by 2m. Cherry tree (T5) – Remove lower limbs. All at Cuckoo Farmhouse, Cuckoo Corner, Urchfont, Devizes, Wilts., for Alistair Everett. **No Objection**

6b) **16/12301/TCA** - Works to Trees in a Conservation Area to consist of; Sumac (T1) – Fell. Hazel (T2) - Coppice. Cherry(T3) – Crown raise/reduce to give 3m clearance. Ash x 2 (T4) – Fell. Hazel (T5) – Coppice. Eucalyptus (T6) - Fell. Ash (T7) - Fell. Pine (T8) - Crown raise to 4m. Hawthorn (T9) - Reduce by 40%. Hazel (T10) – Coppice. Pine (T11) - Crown raise to 5m. Cherry (T12) - Fell. Fruit tree (T13) – Fell. Fruit tree (T14) – Fell. Conifer (T15) – Fell. Hazel (T16) – Coppice. Ash (T17) – Coppice. Hazel (T18) – Coppice. Lonicera hedge (H1) - Reduce to 3m. Mixed hedge (H2) - Reduce to 3m. All at 'Larchcombe', Peppercombe Lane, Urchfont, Devizes, Wilts., SN10 4QR, for Mr Sean Ebsworth-Barnes. **No Objection**

## **7. Matters for Report**

**TH** – The Old School House, High Street, Urchfont, SN10 4QH (Planning Minutes 11/01/17 – item 4.7i) Members of the public had brought to the notice of UPC that building works were being carried out at the rear of the Old School House. Cllr Hill duly informed Steven Jenkins, Wiltshire Council Enforcement Officer, of a possible planning breach. Please see reply below:-

*"Dear Trevor, Further to my letter acknowledging receipt of your complaint concerning the works to the outbuilding to the rear of the above property, I am now in a position to update you on the matter. I have visited the site and have taken photographs of the works which have been undertaken to the outbuilding and have also spoken with the lady who is renting the property from the owners. It turns out that the owners have already submitted an application for the restoration works which I can confirm has been received by the Council but as yet it has not been fully registered. Once it has been then I will email to let you know the reference number so that you may view the file online. I trust the above clarifies the current situation for you. Kind regards, Steven Jenkins"*

**GD** enquired as to progress of the reduction of a 6ft fence in Manor Close (Planning Minutes 11/01/17 – item 4.7i). **TH** replied that he had received no further updates from WC Planning Dept.

There being no other business, the Planning Meeting closed at 7:20 pm.

The proposed date of the next Planning Meeting is **Wednesday 08 March 2017 at 7:00 pm** in Urchfont Village Hall: preceding the Full Council meeting.

Planning Administrator Sandra Johnston – 01380 848774 – 07808 124721 – [sandra-j@virgin.net](mailto: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](http://www.urchfont-pc.gov.uk) or go to [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk) and click on 'Planning Applications' – 'Planning applications online' - 'Search by planning application number'.

Signed ..... Date .....