

**DRAFT Minutes of the Urchfont Parish Council (UPC) Planning Meeting held on Wednesday 10<sup>th</sup> July 2019 in the Village Hall.**

**Present: Councillors:** Day (GD – Chairman), Hill (TH – Lead of Planning), Creasey (GC), Cottell (PC), Kemp (MK), Stevens (DS), Kinnaird (LK) and Botham (MB)

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

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

**Members of the Public (for all or part of the meeting):** Mrs B Potter, Mr P Cook, Mrs C Cannon, Ms N Hammond, Mrs D Plank

1. **Apologies** – Cllrs Cowen (LC) and Cottle (SC)
2. **Declarations of Interest** – None declared at meeting
3. **Minutes of a meeting held on 12<sup>th</sup> June 2019**

Proposal	Proposer	Seconded	Resolution
To approve and sign the minutes unchanged as a true and accurate record of the meeting	GD	MB	Unanimously <b>AGREED</b>

4. **Matters arising from Minutes of 12<sup>th</sup> June 2019 – for information only** – TH referred to item 7a regarding application 18/07314/TPO – Fell Scots Pine at 11 The Orchard, Urchfont, SN10 4QX. Having been refused WC approval on three occasions, Mr Myers had submitted an appeal, that appeal has now been **DISMISSED**.

5. **Plans for discussion**

5a. **19/05722/TCA – Remove Fir Tree from front garden of Oakfrith Cottage, Urchfont, SN10 4RB for Mr Tim Brewer**

- No group site visit was made, but individual councillors could view from the roadside.
- No representations have been received by UPC or appear on the WC Website.

TH read out the application, in particular the fact that the tree blocks light from the house. No other observations were made.

Proposal	Proposer	Seconded	Resolution
<b>NO OBJECTION</b> to this application.	TH	LK	Unanimously <b>AGREED</b>

5b. **19/05345/FUL – Erection of a folly and construction of a timber pole barn for storage of firewood and estate maintenance equipment (Retrospective) at Old Manor, Conock, SN10 3QQ for Mr Derek Johns**

- This application is actually in Pewsey Vale Parish but UPC is being consulted because it is on the border with the Parish of Urchfont.
- No visit was made to the site of this application, but on-line plans were examined.
- Two representations appear on the WC website, one in support and the other objecting, the latter may have prompted the retrospective application.

TH outlined the application and suggested that it has no impact on our Parish and should be left to Pewsey Vale to specifically make comments.

Proposal	Proposer	Seconded	Resolution
<b>NO OBJECTION</b> to this application	TH	PC	Unanimously <b>AGREED</b>

**6. Decisions received from Wiltshire Council since 6<sup>th</sup> June 2019 were displayed on the screen as follows:**

**6a. 18/11748/FUL** – Erect six timber stables with feed store and tack room at Horse Paddock off Cemetery Lane, Urchfont – **APPROVE with Conditions**

**6b. 19/04118/FUL & 19/04582/LBC** – Single storey extension together with minor internal alterations at 23 High Street, Wedhampton, SN10 3QE – **APPROVE with conditions**

**6c. 19/04945/FUL** – Siting of timber cabin for use as farm office at Manor Farm, Wedhampton, SN10 3RR – **APPROVE with conditions**

**6d. 19/04556/FUL** – Proposed dwelling on land at The Bottom, Urchfont, SN10 4SD – **APPROVE with conditions**

## **7. Matters for Report**

**7a. 19/04456/FUL – Land at The Bottom** - Richard Hawkins had submitted a letter of discontent to UPC following WC approval of this application for Land at The Bottom in Urchfont, his letter was distributed to all councillors prior to the meeting. Mr Hawkins contends that the UWLNP has been completely disregarded / misinterpreted by WC. GD stated that he was not surprised by the WC decision, despite the UPC objection, but was disappointed. However, GD was of the view that the UWLNP still has an overriding and important ethos which helps to ward off unwanted applications from developers. PW commented that there will always be a natural conflict between neighbourhood plans and statutory planning rules which are paramount, the latter would have been used to consider the case put forward in this application. TH emphasised the need to take this important distinction into account if and when the next neighbourhood plan is prepared (for implementation post 2026), GD agreed that lessons learned from implementation of the current plan must be used to benefit the Community in the future.

**7b. Housing Needs Survey (HNS) Request** – TH reported that an unknown landowner is seeking approval from UPC, via CJH Land (Development & Land Agency), to carry out a Housing Needs Survey apparently unaware that Urchfont Parish has a made neighbourhood plan which remains current until 2026. In their request, CJH Land had stated that they had been in contact with WC Enablers who indicated that they could not proceed without UPC support. It was his (TH) view, in consultation with the Clerk and the Chairman, that a HNS is not required at this time and that UPC would not support such action. As such a response has been sent to CJH Land indicating that **UPC approval is not given.**

The scheduled date for the next Planning Meeting is **Wednesday 14<sup>th</sup> August 2019 at 7:00 pm** in Urchfont Village Hall.