

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONT PARISH COUNCIL
held on Wednesday 11 May 2016 at 7:05pm in the Conference Room of Urchfont Village Hall.**

Present: UPC Chair Cllr Mottram, Vice Chair Cllr Donald. Cllrs: Chapman, Gibb, Holt, Mitchell, Stephens, Thomas & Planning Administrator Sandra Johnston.

Also present: Parish Clerk Bob Lunn, Wiltshire Cllr Philip Whitehead and 6 members of the public.

Cllr: Mottram welcomed all present and opened the Planning meeting;

- 1. Apologies for absence received:** Cllrs: Baker, Day & Hill. Cllr Holt for a possible late arrival.
- 2. Declarations of Interest:** 5a) Cllr Chapman: Non-pecuniary. 5d) Cllr Holt: Non-pecuniary.
- 3. Minutes of a meeting** held on 13 April 2016 were signed as a true record. Proposed by Cllr Chapman, Seconded by Cllr Mitchell; agreed unanimously.
- 4. Matters arising from those Minutes:** None.

5. Plans for discussion

Council Members were reminded 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 consider planning applications within the context of the 6 criteria laid down in the current Planning Policy 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.

**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 was adjourned at the beginning of each Planning Application to enable members of the Public to express their views on that particular application.

5a) **16/02330/FUL** - Full Planning Application for the Installation of a flue and glass canopy at 18 Manor Farmyard, Urchfont, Devizes Wilts., SN10 4BA for Mr Mark Minkler.

*To date, 4 letters of Support for this application had been received by UPC and/or WC Planning Office. A site meeting was held on 08/05/16, at which Mr Minkler, 4 Parish Cllrs & S Johnston were present.

16/02330/FUL - The Planning Committee found as follows:

- Retrospective permission for the Flue has been sought due to applicant being wrongly advised, by the installers, that planning permission was not needed.
- Apparent at the site visit that neither Flue nor Glass Canopy will be visible to neighbours.

Councillor Thomas proposed that UPC Planning Committee **Support** this application; seconded by Cllr Stephens: motion passed unanimously.

5b) **16/02901/FUL** – Full Planning Application for single Storey Rear and single storey Side Extensions; all at 'Rosings', The Green, Urchfont, Wilts., SN10 4RB, for Mr & Mrs Mark Walters.

*To date, no letters of objection to this application had been received by UPC and/or WC Planning Office. A site meeting was held on 08/05/16, at which Mr & Mrs Walters, 4 Parish Cllrs & S Johnston were present.

16/02901/FUL - The Planning Committee found as follows:

- This planning application is a reduced plan of a former application that was supported by UPC Planning Committee but refused by WC Planning Dept.
- A well-constructed fence has now been erected on the Northern boundary which makes the division of land owned by 'Rosings', and that of the neighbouring property, more obvious.

Councillor Mitchell proposed that UPC Planning Committee **Support** this application; seconded by Cllr Stephens: motion passed unanimously.

5c) **16/03108/FUL**- Full Planning Application for a Garden Room extension; the addition of four roof lights to the South elevation roof slope and change of use of the roof space from storage space to habitable accommodation. All at The Rickyard, Uphill House, Uphill, Urchfont, Devizes, Wilts., SN10 4SB for

Mr & Mrs Ellis.

****Councillor Mottram adjourned the planning meeting for public participation:-**

Statement by Mr Pete Bailey – Neighbour of The Rickyard:

- Mr Bailey, his wife and family have concerns regarding loss of privacy.
- The existing 4 roof lights in the North elevation of The Rickyard directly overlook the garden and open plan glazing of Oakdene, Mr Bailey's daughter's house, and also overlook the garden of Mayfair, Mr Bailey's house, and its East & South facing windows.
- As already requested of the Planning Officer, a condition that the existing roof lights be glazed and obscured would be an agreeable solution to the residents of both houses.

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

*To date, 3 letters of representation regarding this application had been received by WC Planning Office. Revision to the Plans, confirming obscure glazing to existing 4 roof lights, submitted by Digby Rowsell, Agent, to WC (and kindly forwarded to UPC) on 09/05.

A site meeting was held on 08/05/16, at which Mr & Mrs Ellis, 4 Parish Cllrs & S Johnston were present.

16/03108/FUL - The Planning Committee found as follows:

- Letters of representation to WC indicate that, since its construction, the roof space in The Rickyard has only been used for storage, as stated in condition 6 of the original planning permission.
- Although there has been assurance from the applicants that this roof space would only be in occasional use as residential space, (i.e. study, play room, guest accommodation); possible loss of privacy would always be a concern for neighbours to the North of The Rickyard.
- It was apparent from a recent site visit, that The Rickyard is a well-constructed, attractive building which does not, in itself, impose on neighbouring properties.

Councillor Mitchell proposed that UPC Planning Committee **Support** this application **subject to the condition** that the Planning Officer takes into consideration the privacy concerns of near neighbours Nth of The Rickyard; in that the existing 4 roof lights on the Nth facing elevation be obscured and fixed, or raised to above viewing height: Seconded by Cllr Thomas: motion passed unanimously.

5d) **16/03401/TCA** - Work to Trees in a Conservation Area: 1 no. Cherry Tree - Light crown thin and remove 30% of reactive growth from previous pruning cuts. All at 'Rowlands' High Street, Urchfont, Devizes, Wilts., SN10 4QL for Mrs Kay Sherman.

*To date, no letters of objection to this application had been received by UPC and/or WC Planning Office.

16/03401/TCA – UPC Planning Committee **retrospectively supported** this application, even though the assigned WC Planning Officer had that day approved it.

5e) **16/03761/TCA** - Work to Trees in a Conservation Area: To fell 1 no. Ash tree at Lydgate Farm, High Street, Wedhampton, Devizes, Wilts., SN10 3QE for Mr A Higgins.

*To date, no letters of objection to this application had been received by UPC and/or WC Planning Office.

A site meeting was held on 07/05/16, at which Mr & Mrs Higgins & 3 Parish Councillors were present.

16/03761/TCA - The Planning Committee found as follows:

- The Ash tree in question was found to have a split trunk, with multiple and rotten stems.
- It is located at the rear of the property, just inside the fence line with the neighbouring property and, from the front of the property, hidden by another tree.

Councillor Donald proposed that UPC Planning Committee **Support** this application; seconded by Cllr Stephens: motion passed unanimously.

6. Decisions received from Wiltshire Council since 07 March 2016

6a) **16/01782/LBC** – Listed Building Consent to remove 9 no D/G wooden framed windows and 1 no S/G metal framed window; replacement of 10 no wooden framed S/G Windows to match existing 6 windows; all at Redhone Cottage, Townsend, Urchfont, Devizes, Wilts., SN10 4RR for Mr Paul Clark.

Approve with Conditions

6b) **16/03023/TCA** – Work to Trees in a Conservation Area: 1 no Ash Tree – reduce by approx. 35% and shape crown accordingly; at Penning House, High Street, Urchfont, Wilts., SN10 4QH, for Mrs Oliva Pottinger

No Objection

7. Matters for Report

Sandra Johnston, Planning Administrator, had that day received an email from a concerned resident of Wedhampton; for immediate communication to the Planning Committee of Urchfont Parish Council... as below:-

TO: Urchfont Parish Council Planning Administrator

RE: The need for a Change of Use planning application

LOCATION: Hobbit House, Greengate Road, Wedhampton

OWNER: Mr David Morrison, of Wudston House, High Street Wedhampton

ISSUE:

Hobbit House is owned by Mr David Morrison but is rented out.

In February 2016 it was rented to a care home company and was upgraded for the purpose of providing a secure home for a troubled young girl with 24x7 care. The care is to be provided by 2 live in carers. We understand that the young girl is due to arrive shortly and is to attend a special school in Swindon.

From the attached evidence it would appear that a planning application for change of use from C3 to C2 may be required.

There is little evidence that the occupants are "living together as a single household". They are employees of a care home company and it is therefore their place of work.

REQUEST: That this issue is forwarded to Wiltshire Council by Urchfont Parish Council.

*After debate, Councillors agreed that the concerns of this resident would best be addressed by the UPC Clerk, Bob Lunn, seeking guidance from Wiltshire Council's Planning Department.

Mr Lunn has subsequently completed and submitted a 'Wiltshire Council Planning Enforcement Complaint Sheet' with as much information as has been made available to UPC.

There being no other business, the Planning Meeting closed at 7:28 pm.

The proposed date of the next Planning Meeting is **Wednesday 08 June 2016 at 7:00 pm** in Urchfont Village Hall: at item A on the Full Council agenda.

Planning Administrator [Sandra Johnston](mailto:sandra-j@virgin.net) – 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 go to www.wiltshire.gov.uk and click on 'Planning Applications' – 'Planning applications online' - 'Search by planning application number'; type application number into the box, click 'Search' and when the Planning Application Search comes up in blue, click on the underlined case number and the webpage for this planning application should open.

Signed

Date