



DRAFT Minutes of the Urchfont Parish Council (UPC) Planning Meeting held on Wednesday 11th September 2019 in the Village Hall.

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

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, Ms N Hammond, Ms E Jones, Mr N Hughes, Mr G Dow, Mrs K Walker & Mr O Walker

AGENDA:

- 1. Apologies – Cllr Hill (TH)**
- 2. Declarations of Interest – None declared at the meeting.**
- 3. Minutes of a meeting held on 14th August 2019**

Proposal	Proposer	Seconder	Resolution
To approve and sign the minutes unchanged as a true and accurate record of the meeting	GD	GC	AGREED , with three abstentions due to absence from the August meeting

- 4. Matters arising from Minutes of 14th August 2019 – for information only**
- 5. Plans for discussion**

GD pointed out that the Wiltshire Council (WC) website has not been available for at least the last couple of days, as such site visits and discussion at this meeting have been based on limited information available. In view of this, BL had contacted assigned planning officers today to gain up to date information on letters of representation etc. as indicated below. PW commented that the WC website is fragile, will be subject to some improvement during the next three months and a major overhaul within the next 18 months. As such PW recommended that information on applications to be discussed is downloaded as soon as it can be to negate any unavailability immediately prior to meetings.

5a. 19/08377/TCA – Various tree works at Urchfont Manor, Urchfont, SN10 4RF

- Based on site visits for previous applications and the fact that all the tree works proposed are well within the boundary of the Manor, it had been decided that a site visit was unnecessary for this application.
- No letters of representation have been received by WC or UPC to date.

The Chairman closed the meeting for public participation

Ms Jones confirmed that the detailed application and site plan is mainly to tidy and keep trees in good condition, with a few trees in poor condition to be felled. One addition to the application to be discussed with WC is the felling of a Leylandii behind the stable block which is damaging the brickwork. The application is necessary due to the site being within the conservation area.

The Chairman re-opened the Council meeting.

GD reiterated that all the proposed works are well within the Manor boundary, that the works are designed to improve and enhance the tree stock and could see no issues to raise.

Proposal	Proposer	Seconder	Resolution
NO OBJECTION	GD	LC	AGREED unanimously

5b. 19/07452/FUL – Retrospective change of use from agricultural to dog walking / activity area at Field west of Haydon, Foxley Paddock, Lydeaway

- As this application relates to a site which is clearly visible from the B3098, it was decided that a group site visit was unnecessary.
- The Assigned Planning Officer confirmed that 50 letters of representation had been received from various people local and further afield. All are generally supportive with two raising points about the need for the change of use application and the future of the field should the use cease. No letters of objection have been received to date

The Chairman closed the meeting for public participation

Mrs Walker stated that she had purchased the site by auction primarily to exercise her own Siberian Huskies which she breeds and shows, but obviously she does not need it all the time and so she decided to let it out to other users on the basis of hourly charges and defined terms and conditions. The site is not to be used for dog training, can only be accessed by one user at a time and the gates must be locked prior to releasing dog(s) on the site. The site has been fenced using 1.9m high deer fencing with gates which are kept locked at all times except for access by legitimate users using an access code provided when booking. She has no plans to expand site use for kennels or training. GC asked about the entrance to the site off the B3098 which he believed to be somewhat hidden especially when coming from the Wedhampton direction, he believed this could be an accident waiting to happen. Mrs Walker said that plans were being discussed to cut back the hedges to the east of the site entrance and maybe mount a mirror opposite the entrance.

The Chairman re-opened the Council meeting.

Whilst in principle PC had no problem with this application, he did express concern about how potential future changes of use during current ownership or when the site is sold on will be handled by WC. For example, could use of the site be changed to a boarding kennel or some other wider use without further planning involvement?

Proposal	Proposer	Seconder	Resolution
SUPPORT subject to comment regarding issue of potential future expanded use for kennels or other activity without the need for further planning consent and the need for WC Highways to review access onto the B3098.	GD	MB	AGREED unanimously

5c. 19/08368/FUL & 19/08506/LBC – Removal of existing conservatory and erection of new sun room extension. General refurbishment of the Listed cottage and re-thatching of the roof (General refurbishment to include re-plumbing and re-wiring) at Plum Lane Cottage, Plum Lane, Wedhampton, SN10 3RR

- A site visit by five councillors took place on 10th September, the applicant's agent was in attendance to answer questions.
- No letters of representation for or against have been received by WC or UPC to date. Lengthy pre-application discussions had taken place between WC and the agent prior to application submission.

GD stated that councillors had met with the agent who showed them copies of the plans and could answer questions regarding the mainly rear of the property works. The proposal does not appear to impact on neighbouring properties, the nearest being owned by the same family.

Proposal	Proposer	Seconder	Resolution
SUPPORT	GD	GC	AGREED with one abstention due to lack of access to plans etc.

5d. 19/07973/VAR – Variation to condition 2 (approved plans) on 18/02805/FUL at Garden Cottage, High Street, Wedhampton, SN10 3QE

- A site visit by five councillors took place on 10th September 2019, the applicant was present to answer questions.
- No letters of representation for or against have been received by WC or UPC to date. The WC Conservation Officer has not raised any objections in their report.

Mr Dow did not wish to speak at the meeting. GD explained that the previous approved application provided a roof terrace on top of single storey extension with access doors on the first floor, this application replaces the terrace and access with a glass apex roof and aligns first floor windows.

Proposal	Proposer	Seconder	Resolution
SUPPORT	GD	DS	AGREED Unanimously

6. Decisions received from Wiltshire Council since 5th August 2019 – None notified to date by WC.

7. Matters for Report – No additional matters to report.

The scheduled date for the next Planning Meeting is **Wednesday 9th October 2019** at **7:00 pm** in Urchfont Village Hall.