

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL
held on Wednesday 08 June 2016 at 7:00pm in the Conference Room of Urchfont Village Hall.**

Present: UPC Chair Cllr Mottram, Vice Chair Cllr Donald. Cllrs: Baker, Chapman, Day, Gibb, 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: Hill & Holt.

2. Declarations of Interest: None.

3. Minutes of a meeting held on 11 May 2016 were signed as a true record. Proposed by Cllr Donald, Seconded by Cllr Mitchell; agreed unanimously.

4. Minutes of an interim meeting held on 31 May 2016: Not all Councillors having read them; the Minutes could not be ratified. Deferred until next meeting.

5. Matters arising from those Minutes: None.

6. 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.

6a) **16/04128/FUL** - Full Planning Application for a proposed Hay Storage Barn at Marsh Lane Barns, Marsh Lane, Urchfont, Devizes Wilts., SN10 3PR for Mr Martin Bodman of J & M Bodman Ltd..

*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 06/06/16 at which 4 Parish Cllrs & S Johnston were present.

2 Cllrs viewed the site independently.

The Planning Committee found as follows:

- Proposed Barn appeared to be extremely large but in keeping with the 2 barns already on site.
- These barns were in the middle of fields and not in the sight line of residential houses.
- Vehicles transporting stored hay from these barns have the advantage of exiting NE to the A342 and not through the village.

16/04182/FUL - Cllr: Day proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Thomas; motion passed unanimously.

6b) **16/04488/FUL** – Full Planning Application to replace an existing Conservatory at 1 Church View, Urchfont, Wilts., SN10 4QR, for Mr R Smith.

*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 06/06/16 at which Sue Hulse, 5 Parish Cllrs & S Johnston were present.

The Planning Committee found as follows:

- Original ageing and unattractive Conservatory already demolished.
- Proposed Conservatory will give approximately double the usable floor space.
- Replacement will also be more attractive, though not in the sight line of immediate neighbours.

16/04488/FUL - Cllr: Day proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Chapman; motion passed unanimously.

6c) **16/05181/TCA** – Works to Trees in a Conservation Area: 3 x Beech Trees – reduce limbs by approximately 1 - 2m and Fell 1 x Ash tree; all at Fidlers Cottage, The Green, Urchfont, Wilts., SN10 4RB, for Mr Rob Church.

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

Permission was given by Mr Church for Councillors to view the site independently.

The Planning Committee found as follows:

- Reduction of the Beeches by 1-2m would make little visual difference but allow a great deal more light to the interior of the cottage.
- No argument with an Ash tree being removed.

16/05181/TCA - Cllr: Thomas proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Baker; motion passed unanimously.

7. Decisions received from Wiltshire Council since 05 May 2016

7a) **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. **Approve with Conditions**

7b) **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.

Approve with Conditions

7c) **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 Mr & Mrs Ellis.

Approve with Conditions

7d) **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.

No Objection

7e) **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.

No Objection

8. Matters for Report

D.M. Report on Planning Application 15/04348/FUL – Grain Dryer at Cemetery Lane.

In the absence of Cllr Hill (UPC Lead of Planning), Cllr Mottram advised the Planning Committee of a written complaint sent by a member of the public to the Urchfont Parish Clerk. This complaint has been passed to the Wiltshire Council Planning Department.

Being a Consultee, Urchfont Parish Council has no role in the investigation of this complaint.

At the request of Mr Phil Snook a meeting took place on site on 27th May between Mr Snook and Councillors Hill and Mottram. The Councillors explained to Mr Snook why they had passed the complaint to Wiltshire Council; the building at that point being non-compliant with the application. Mr Snook then explained the changes from the original plan and his reasons for making them.

A meeting is scheduled to take place, on site, on Friday 10th June at which Jonathan James (the assigned WC Planning Officer), Mr Phil Snook (the Applicant), and Mr Snook's builder will be present.

Q: Cllr Thomas asked if a mistake had been made on the Plans/ Drawings?

A: Cllr Mottram replied not. In brief, the main entrance for dumping the grain should have been created in the East wall of the storage unit but has been put on the North wall. The nearby residents concern is that this change has the potential for more disturbance from both noise and light.

There being no other business, the Planning Meeting closed at 7:23 pm.

The proposed date of the next Planning Meeting is **Wednesday 13 July 2016 at 7:00 pm** in Urchfont Village Hall: at item A on the Full Council agenda.

Planning Administrator Sandra Johnston – 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