

Present: UPC Vice-Chair Cllr: Donald, Lead of Planning Cllr: Holt, Cllrs: Baker, Day, Gibb, Hill, Mitchell, Stephens, Thomas & Planning Administrator Sandra Johnston.

Also present: Parish Clerk B Lunn and 2 members of the public.

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

1. Apologies for absence received: Cllr: Mottram & Wiltshire Cllr. Philip Whitehead.

2. Declarations of Interest: None

3. Minutes of a meeting held on 06 January 2016:

Cllr: Thomas requested a correction to his comments, as at item 5c) page 4 of the Minutes as follows:-

- A Cllr with a background in engineering took issue with the non-movement claim. Over the past year, ~~he~~ [Craddy's] had measured movement of the wall at 3-5 ml, W towards the Pond. ~~Significantly more than the measurement quoted in the structural survey report from Craddy.~~ Eastwood's recommendation...etc.
- In the following bullet point, a typing error was corrected from 'sight' to 'site'.

Cllr: Thomas Proposed acceptance of these changes, Seconded by Cllr Hill; agreed unanimously.

4. Matters arising from those Minutes:

Referring to UPC's consideration of Redcliffe Homes application - *15/11764/VAR Variation of Condition 6 of Planning Permission E/2012/0147/FUL to enable agreement of Pond Wall repair/maintenance scheme at Manor Farmyard* - Cllr Day questioned whether the actions agreed at item 7 of the January Planning Minutes had resulted in any progress?

Bob Lunn confirmed that Cllr Mottram had written to John Snook concerning former ownership of Pond Wall and was awaiting his reply.

5. Plans for discussion

Cllr: Donald reminded Committee Members 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.

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) 15/12573/FUL - Full Planning Application for Change to Positioning of close boarded fencing in vicinity of Plots 11, 12, and 18; increase in size of garden to Plot 18; repositioning of shed in garden of Plot 11; and siting of shed in garden to Plot 10 (Retrospective Application); all at Manor Farmyard, High Street, Urchfont, Devizes Wilts., SN10 4QP for Redcliffe Homes Ltd.

*To date, 1 letter of approval for this application and no letters of objection to, had been received by UPC and/or WC Planning Office. Cllr Holt advised that this application had been necessary as much of this work would normally have been permitted development and therefore not requiring planning approval. However, a Condition suggested by UPC in the original consent had removed permitted development rights. Cllr Holt was pleased that this application had been made but felt these were only minor matters which UPC should therefore support.

15/12573/FUL - Cllr: Holt proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Baker; motion passed unanimously.

5b) 15/12670/FUL - Full Planning Application for a Porch and Parking Area with new Access Road; all at 7 Ballingers, Urchfont, Devizes, Wilts., SN10 4RL for Mr C Burchell.

*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 06/02/16 at which Mr Burchell, 5 Parish Cllrs & S Johnston were present. 3 Cllrs viewed the site independently.

The Planning Committee found as follows:

- WC Highways Dept has requested a layout plan showing a visibility splay of 2.4m x 43m to the

nearside carriageway edge (both directions) cleared of an obstruction at and above 600mm. They are of the opinion this will require some of the verge to be cut back and the use of a retaining wall.

- Because of the height and gradient of the existing grass banking, the proposed driveway and retaining walls will therefore be quite substantial and may impinge on the aesthetic appearance of an otherwise unchanged street scene.
- There have been no objections from any other residents of Ballingers.
- The proposed parking area will accommodate 2 vehicles currently parked on the public highway.
- Highways have requested an Aco drain, rather than a gully, near the roadside, as, due to the levels, an aco drain would be better placed to catch the run off. (An Aco Raindrain is a lightweight channel drainage system designed to provide surface water drainage for domestic and light duty traffic applications).
- Due to the close proximity of a bus stop and BT box, this construction may be problematical.

15/12670/FUL - Cllr: Holt proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Day; motion passed unanimously.

6. Decisions received from Wiltshire Council since 31 January 2016

6a) **15/11929/FUL** - Full Planning Application for the removal of an existing Conservatory and erection of single storey side & rear extension: Cover stable exterior and add canopy; all at 'Rosings', Blackboard Lane, Urchfont, Devizes, Wilts., SN10 4QT, for Kate & Mark Walters. **Refused**

6b) **15/12089/FUL** - Full Planning Application for a Garage extension and Alterations to connecting Conservatory / Barn; all at Mulberry House, High Street, Urchfont, Devizes, Wilts., SN10 4SN, for Claire Harding. **Approved with conditions**

7. Matters for Report

b) Statement by Bob Lunn, Parish Clerk:

Bob has been in contact with Ian Gibbons, Wiltshire Council's Monitoring Officer, to discuss 'Declarations and Conflicts of Interest', following the recent planning issues and in particular those experienced by a Planning authority where a decision had been overturned due to a Conflict not being declared. Bob did though advise that UPC only acts as a consultee on planning matters rather than a decision making body which might reduce the effect of Conflicts not being declared. The Monitoring Officer understands the sort of problems Urchfont Parish Council is experiencing, especially in relation to perception of long term relationships within a fairly small community. Many of these issues fall into grey areas which have recently resulted in planning application decisions being overturned by High Court judges, based on reasonable perception of a Councillors relationship.

As a consultee on, rather than an approver of, applications, UPC is probably not in quite such a vulnerable legal position but nevertheless a challenge could be prejudicial to the Council's and/or a Councillors reputation.

Other Councils have experienced similar problems but UPC is the only Parish Council, in Ian Gibbons experience, to try and clarify the position using a dispensation issued by their Parish Clerk (July 2015). He is prepared to have a meeting with the Chairman, Vice Chair and Clerk of UPC when this can be arranged. Apparently, WC has recently undertaken a trial interactive briefing session, on this subject, with Burbage PC, which appears to have been successful. Ian opined that, after meeting with him and his deputy monitoring officer, this might be an option for UPC.

There being no other business, the Planning Meeting closed at 7:34 pm.

The proposed date of the next Planning Meeting is **Wednesday 09 March 2016 at 7:00 pm** in Urchfont Village Hall: at item A on the Full Council agenda.

Planning Administrator [Sandra Johnston](mailto:sandra-johnston@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' – then 'Planning applications online', then '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