

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL held on Wednesday 13 June 2018 at 7:00 pm in the Conference Room of Urchfont Village Hall.**

**\*\*At item B on the Full Council meeting agenda.**

**Present:** UPC Chair Dave Mottram (DM) Vice Chair Graham Day (GD) Lead of Planning Trevor Hill (TH) Graham Creasey (GC) Bill Donald (BD) Richard Hawkins (RH) Maria Kemp (MK) Nicky Mitchell (NM) David Stevens (DS) Philip Cottell (PC) and Clerk to the Council Bob Lunn (BL)

**Also present:** Wiltshire Cllr Philip Whitehead (PW)

**Members of the public:** Mrs Claire Sims – applicant for 5b.

**1. Apologies for absence:** Cllr. Lewis Cowen. Planning Administrator Sandra Johnston (SJ)

**2. Declarations of Interest:** Cllr Stevens – non-pecuniary interest in Item 5d.

**3. Minutes of a meeting** held on 09 May 2018: Signed as a true record:- Proposed by Cllr Hawkins; seconded by Cllr Creasey; agreed unanimously.

**4. Matters arising from those Minutes:** None.

**5. Plans for discussion**

Council members were reminded by Cllr Hill that when considering planning applications they must follow the guidance 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, they should have regard to visual impact upon the surrounding area and relationship to adjoining properties.

\* 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: If necessary, 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) 18/01333/FUL** – Full Planning Application for a Linear Extension to an existing agricultural building; at Marsh Lane site, Marsh Lane, off A342, Nr Urchfont, Devizes, Wilts., SN10 3PR, for Mr Martin Bodman.

\* To date no letters of representation had been received by WC Planning Office and/or UPC.

Site viewed on Thursday 07/06/18 by 5 Parish Cllrs. (DM/TH/LC/RH/BD).

The Planning Committee found as follows:

Following research, **DM** noted that a number of planning applications had been made relating to this site;

2014 – Erection of two barns

2014 – Extension of eastern barn by one third

2015 – Extension of western barn by one third

2016 – Extension of northern barn

2017 – 2<sup>nd</sup> phase of northern barn

2018 – Further extension of western barn

Whilst he fully supported this latest application, **DM** was of the view that this piecemeal approach is not ideal. It was agreed that **TH** should contact Martin Bodman to establish the reason why this approach has been taken and to encourage a more comprehensive approach in future.

**BD** fully supported this latest application within the existing development boundary, but would be wary of any future applications seeking to extend the boundary.

**18/01333/FUL** – Cllr Mottram proposed that the UPC Planning Committee **SUPPORT** this application, noting that the Committee was surprised that the large northern barn within this development boundary is not shown on this planning application: proposal seconded by Cllr Donald; resolution agreed unanimously.

**5b) 18/04302/FUL** - Full Planning Application for a Single Storey Extension to form Annexe to existing building; at Stert Valley Farm, Crookwood Lane, Potterne, Wilts., SN10 5QS, for Mrs Claire Sims.

\* To date no letters of representation had been received by WC Planning Office and/or UPC.

Site viewed on Thursday 07/06/18 by 5 Parish Cllrs. (DM/TH/LC/RH/BD). Mrs Sims was present to explain her proposal.

The Planning Committee found as follows:

**TH** commented that the proposed application relates to a property in a remote location, will have no impact on neighbours and is in keeping with the existing buildings.

**18/04302** - Cllr Hill proposed that the UPC Planning Committee **SUPPORT** this application; seconded by Cllr Donald; resolution agreed unanimously.

**5c) 18/04515/TCA** – Works to trees in a Conservation Area to consist of Felling 1 x Beech tree at Cedar View, High Street, Urchfont, Wilts., SN10 4QN; for Mrs Claire Young.

\* To date no letters of representation had been received by WC Planning Office and/or UPC.  
No site meeting required, as most Cllrs had viewed independently.

The Planning Committee found as follows:

**TH** explained that the negative impact of this tree on an adjoining property had previously been noted during a past site visit to Beech House. **DM** opined that this is not a magnificent tree and commented also on the fact that it is very close to buildings on the adjoining property, Beech House.

**18/04515/TCA** - Cllr Hill proposed that the UPC Planning Committee should register **NO OBJECTIONS** to this application; seconded by Cllr Donald; resolution unanimously agreed.

**5d) 18/05072/TPO** – Works to TPO trees to consist of Felling 1 x Scots Pine at 11 The Orchard, Urchfont, Wilts., SN10 4QX, for Mr David Myers.

To date no letters of representation had been received by WC Planning Office and/or UPC.

The Planning Committee found as follows:

**TH** explained that a previous application in relation to this tree had been supported by UPC but rejected by WC. A subsequent appeal had also been independently dismissed. With the previous application, some confusion existed over whether it related to a TPO or TCA. As requested by the applicant, **TH** then read out a letter from Mr Myers to UPC, in which he states his belief that the WC Tree Officer had already taken the decision to reject this latest application. Mr Myers also provided details of his research into similar local TPO applications which had been approved and as such asked UPC to facilitate the 'calling in' to WC of his application on the basis of perceived unfair treatment. **TH** went on to explain that there are only two specific criteria for the removal of a TPO tree and as such allow felling to subsequently take place. The criteria are that the tree is distressed/dying and/or is causing subsidence to the property or services, both situations subject to provision of professional supporting documentation. Neither of these criteria is mentioned in this application. **PW** was of the view that this application is not significantly different to the original and does not justify any change in the decision made, or to be made, by the WC Tree Officer, especially in view of the independent Planning Inspectorate appeal decision. Based on the facts, **PW** was of the view that there is no reason to 'call in' this application.

**18/05072/TPO** - Cllr Mottram proposed that the UPC Planning Committee should offer **NO COMMENT** on this application, noting the refusal of the previous planning application and subsequent appeal dismissal in respect of the same tree. UPC passed the applicant's request for the current planning application to be called in, on to Wiltshire Councillor Philip Whitehead. Proposal seconded by Cllr Hill; resolution agreed unanimously.

**5e) 18/05430/TCA** - Works to trees in a Conservation Area to consist of Felling 8 x Leylandii and Reducing Leylandii Hedge to 3 – 4 mtrs: all at Chestnut Cottage, Wedhampton, Wilts., SN10 3QA, for Kerry Robinson.

\* To date no letters of representation had been received by WC Planning Office and/or UPC.

Site viewed from the pathway on Thursday 07/06/18 by 5 Parish Cllrs. (DM/TH/LC/RH/BD).

The Planning Committee found as follows:

**TH** pointed out that whilst a site visit had taken place, the agent (Mr Richardson) could not be present. Nevertheless councillors had identified the trees in question and generally felt that more could potentially be removed. **BD** agreed and felt that a further application might be made in the future.

**18/05430/TCA** - Cllr Donald proposed that UPC Planning Committee should register **NO OBJECTIONS** to this application; seconded by Cllr Hawkins, resolution agreed unanimously.

**6. Decisions received from Wiltshire Council since 04 May 2018**

**6a) 18/02805/FUL** - Full Planning Application for the erection of a part Single storey and part Two storey building to form a One Bedroom Annexe to the rear of the existing building. Addition of a window to existing building at first floor to provide natural light to an existing bedroom and the addition of 3 no. roof-lights to existing roof: all at Garden Cottage, High Street, Wedhampton, Wilts., SN10 3QE, For Mr Graham Dow. **Approve with Conditions**

**6b) 18/03124/FUL** - Full Planning Application for an amendment to planning permission 17/02067/FUL – ‘Proposed demolition of existing garage & erection of single storey side/rear extension along with new satellite dish, shed, greenhouse and lean-to store’ - at 17 The Orchard, Urchfont, Devizes, SN10 4QX, for Mr Royston Thomas. **Approve with Conditions**

**6c) 18/03378/FUL** – Full Planning Application for a Ground floor extension to front to provide admin support rooms. Ground floor rear entrance lobby added to classroom. Minor internal alterations to re-configure room layout. New roof light to internal room. New entrance canopy: all at Urchfont Primary School, Cuckoo Corner, Urchfont Wilts., SN10 4RA for Mrs C Talbot. **Approve with Conditions**

**\*\*BD** and **GD** both sought clarification on the conditions applied to application 18/03378/FUL. **TH** stated that although planning permission had been granted, the permission did not authorise the diversion, obstruction, or stopping up of any right of way that crosses the site. Therefore, no works can proceed pending the decision on the PROW by the Secretary of State. If the PROW is not confirmed then the School can start work on the development, but if it is confirmed then the school will need to apply for a PROW diversion order.

**8. Matters for Report** - None

There being no other business, the Planning Meeting closed at 7:45 pm

The scheduled date of the next Planning Meeting is **Wednesday 25 July 2018 at 7:00 pm** in Urchfont Village Hall.

Planning Administrator Sandra Johnston – 01380 848774 – 07808 124721 – [sandra-j@virgin.net](mailto: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](http://www.urchfont-pc.gov.uk) or go to [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk) and click on ‘Planning Applications’ – ‘Planning applications online’ - ‘Search by planning application number’ – ‘application number.’

Signed .....Date .....