

DRAFT MINUTES OF AN INTERIM MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL held on Wednesday 17 June 2015 at 7:00 pm in the Conference Room of Urchfont Village Hall.

Present: Acting Planning Chair Cllr: Mottram. Cllrs: Clifton-Page, Donald, Holt, Mitchell, Stephens, Thomas & Parish Planning Administrator, Sandra Johnston.

Also present: Parish Clerk B Lunn & 3 members of the public

1. Apologies for absence received: Cllrs: Day & Gibb.

2. Declarations of Interest: - A dispensation was granted to allow Cllr Mitchell and Cllr Holt to participate and vote on the Manor Farm application but this dispensation has subsequently been deemed unnecessary by the Parish Clerk, who has delegated authority in this respect."

Cllr: Mottram welcomed all present and thanked Councillors and the public for attending a non-scheduled meeting.

3. Plans for discussion:

a) a) 15/02170/FUL - Amended Plans received for the demolition of existing Barn on Plot 19 and its reconstruction for 1 no. dwelling and associated works, at Manor Farm Yard, High Street, Urchfont, Devizes, Wilts., SN10 3QB, for Redcliffe Homes Ltd.

** Cllr. Mottram adjourned the planning meeting for public participation:

Statement from Miss Penelope Ellis:

As I am sure are you, I was pleased to see the amendments for Plot 19.

However, I am concerned that:

1) The developers have made no indication for any further visual recording of the existing barn. I believe this is necessary because the line drawing of 'The Barn Measured Building Survey' (MBS-1 December 2011) is scant, with limited information.

2) The rounded bricks at the corners of the existing barn have not been shown in the amended design and the gable of the "Loading Eye" dormer is quite different to the original gable of the existing barn.

I believe that it will be the accurate detailing, as well as adherence to the original size (height and plan), use of original bricks and mellowed reclaimed roof tiles that will give the reconstruction some semblance of an authentic replica.

I trust that the Planning Committee will agree that both further visual recording and references to detailing should be included as a condition prior to consent being given to the amended plans.

Statement from Mr Richard Hawkins:

1. The demolition and reconstruction of the Barn (Plot 19) has sadly, in my opinion, been a complete fiasco. I believe the Developer misled the community and planning officers over their actual intentions. I am not alone in having expected a conversion not a rebuild. As experienced developers, Redcliffe Homes could surely have foreseen all the problems that have arisen.

2. The Loading Eye needs to be replicated in its original form, not as it looks in this amended application; which is more like a dormer window.

2. I wish to state that the previous planning meeting was a very strange event to witness. Also, the article in the June issue of Redhorn News, concerning Manor Farm Yard, was misleading to the public.

3. The failure by Wiltshire Council to notify the Parish of revised details is worrying: did they also forget to inform other parties?

** Cllr Mottram suspended public participation to inform those present that notification had been sent by WC Planning Office to various members of the public. UPC was late in receiving notification, due to a misunderstanding and subsequent administrative error in WC Administration Dept.

** Cllr Mottram resumed public participation:

Mr Hawkins continued;

4. Further to my belief that the developer has misled the community over this planning proposal, I would ask that the Parish Council now request written details (legal documents) of what is in the management agreement; particularly details relating to Pond Wall & Friars Lane.

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

15/02170/FUL – amended plans: The Planning Committee found as follows:-

- In order to closely replicate the existing building, rounded corner bricks should be used on the SW and NW corners of the building.
- The committee was concerned about the proposed loading eye which still does not replicate the existing jetty. Cllrs expressed a desire to see a much closer replication of the loading eye. Some expressed a desire for the loading eye to be built as a loading jetty projecting forward which is still present on the existing building.
- It was understood that the existing roof tiles could not be reused. There was a strong desire to see reclaimed tiles used, similar to the existing and of a mellow appearance.
- It was acknowledged that as requested by UPC, amendments in the revised drawing now show a soldier brick course above the windows and that the roof lights facing the pond had been removed. The roof line is now as it should be, visibly lower than plot 18. There was a discussion about whether the existing rounded corner bricks could be reused, as these were of imperial dimensions. It was felt that it was more important to have rounded corner bricks on the ends than to try to replicate the existing brick courses.
- Cllrs wish to receive an update from Redcliffe Homes on what they now propose regarding outstanding landscaping, fencing, Friar's Lane embankment and the Pond Wall. Cllr Holt was tasked with meeting Redcliffe Homes in this respect and to make a report to the Full FC meeting on 8th July 2015.

ACTION: SH

*Cllr Donald proposed a response to the Planning Officer;

15/02170/FUL -

The Planning Committee of Urchfont Parish Council **Support** this amended application and are pleased that their previous concerns have, in the main, been addressed.

However, UPC Planning Committee would still wish to see a closer replica of the current building: as follows -

- 1) To use existing rounded bricks on the leading SW corner of the reconstructed building and if possible, on the NW corner.
- 2) A closer replication of the existing Loading Eye.
- 3) For historic records, and before its demolition, an official historic record is made of this building.

* Proposal seconded by Cllr Stephens and passed: - 5 supporting votes and 1 against.

There being no other business, the Planning Meeting closed at 7:40 pm.

The proposed date of the next Planning Meeting is **Wednesday 08 July 2015 at 7:00 pm** in Urchfont Village Hall.

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 on www.wiltshire.gov.uk Go to:- 1) search planning applications 2) East Wiltshire 3) search by planning app number.

Signed

Date