

DRAFT Minutes of the Urchfont Parish Council (UPC) Planning Meeting held on Wednesday 13th November 2019 in the Village Hall.

Present: Councillors: Day (GD – Chairman), Cowen (LC), Stevens (DS), Cottell (PC), Cottle (SC), Creasey (GC), Kemp (MK), 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, Mrs S Johnston, Mr I Johnston, Mrs J Ciappi, Mrs S Fowler, Mr N Fowler, Mr S Arnott.

1. **Apologies:** Councillors Botham (MB) and Hill (TH)
2. **Declarations of Interest** – None declared at the meeting
3. **Minutes of a meeting held on 9th October 2019**

Proposal	Proposer	Seconded	Resolution
To approve and sign the minutes unchanged as a true and accurate record of the meeting.	LC	DS	AGREED – 3 votes FOR and 5 abstentions due to absence from previous meeting

4. **Matters arising from Minutes of 9th October 2019** – None raised

5. **Plans for discussion**

- 5a. **19/09530/TCA – Fell Horse Chestnut and crown raise Cherry at Woodbine Cottage, Cuckoo Corner, Urchfont, SN10 4RA for Mr Scadding**

Site Visit: 3 councillors visited on 12th November 2019 (GD, LC, GC)

Letters of Representation: None

Councillors who made the site visit confirmed that they had no issues with the proposal.

DS questioned whether the horse chestnut was in good condition as felling should be avoided for such trees, he was advised that the tree appeared to be diseased and not in a good condition. PC asked whether WC would confirm the condition before making a decision, this could not be confirmed.

Proposal	Proposer	Seconded	Resolution
NO OBJECTION	GD	LC	AGREED – 6 in favour, 2 against

- 5b. **19/10036/TCA – Reduce Silver Birch and Ash, remove lower limb from Silver Birch at 4 Peppercombe Close, Urchfont, SN10 4QS for Mr P Newell.**

Site Visit: 3 councillors visited on 12th November 2019 (GD, LC, GC)

Letters of Representation: None

GD commented that the garden of this property slopes away from the house and has a lot of trees in it, there did not appear to be any issue with the proposed works.

Proposal	Proposer	Seconded	Resolution
NO OBJECTION	GD	GC	AGREED unanimously

5c. 19/09529/FUL – Proposed demolition and reconstruction of side extension to form ground floor dining area and enlargement of first floor master bedroom. Conversion of garage to play room and extension of side wall to form larger first floor bedroom and new study to rear of property. Proposed garden work room – all at 5 Manor Close, Urchfont, SN10 4RE for Mr Acton.

Site Visit: 4 councillors visited on 9th November 2019 (GD, GC, SC, LC)

Letters of Representation: 10 on WC website, some of these copied to UPC

Chairman closed the meeting for public participation

Mr Fowler had already submitted a letter of representation to WC Planning, but wished to read out the following statement to the meeting:

"Sue & I moved to Paddock View, Urchfont in 1999. We realised, that due to the commanding positions of both No's 5 & 6 Manor Close over our property, that we would need to carry out substantial landscaping work in the garden in order to provide some degree of privacy in our ground floor living accommodation and garden. Also, due to the substantial height difference in land levels between the adjoining properties in Manor Close, we had to resolve severe landslip and drainage issues. With the addition of high fencing, shrubs and carefully selected tree planting we eventually achieved an acceptable degree of privacy for ourselves and our neighbours.

It came as a great shock to us to receive this planning application, especially as the applicant had not consulted with us. In our opinion, the proposed alterations constitute a major redevelopment and not a sympathetic refurbishment and improvement. This application constitutes a dramatic increase in the overall mass of the building which will have a severe impact on the light levels and shadow into our property, especially during the winter months.

Part of the proposed extensions will be so close to our boundary that, even though it is single storey, will tower approximately 4.1 metres above our ground floor level, thus creating huge shadow and severe loss of light throughout the year. The inclusion of a roof terrace on top of this is despicable and show absolutely no consideration for the privacy of neighbours. Together, with the inclusion of numerous additional large windows at roof and ground floor levels, we shall lose all privacy.

We also have concerns on the purpose of the additional detached single-story building in the application. The applicant has informed us that it is to be used as temporary accommodation during the building works, and possibly for future storage. On a recent conversation with the applicant he referred several times to the proposed extension designated 'Study', as his 'Office' and so we are concerned that he intends to run a business from this property.

The detailed plans submitted to Wiltshire County Council are misleading relating to the orientation of the property. The side of the property facing us is designated 'East' and this is incorrect as it is actually a few degrees from North. This mistake will make any calculations by Wiltshire County Council Planning Department, for the effects of light and shadow on adjoining properties totally incorrect. This is a major concern.

We appreciate the site visit by the Urchfont Parish Council Planning Committee to view the application from our side of the fence. As Wiltshire County Council have not done so, we would be grateful if Urchfont Parish Council would emphasise, in their report to the Wiltshire County Council, the impact this difference in level would have on our property by this and any future development at 5 Manor Close.

If a redevelopment such as this is permitted to go ahead the Parish Council are setting a dangerous precedent that will alter the character of our lovely village, and be irreparable. As further similar houses become available, they could likely follow suit and become 'large' homes. With more homes converting garages/parking areas into living accommodation, Manor Close & Bowdens is already heavily congested at times with parked vehicles causing access difficulties for delivery trucks, refuse disposal and emergency vehicles which have to mount footpaths and verges.

This planning application has caused us both sleepless nights and severe stress and we will not be the only residents going through these effects. We had planned to enjoy our current home for the rest of our lives, but if this application is permitted, we shall likely sell up and move.

We strongly urge that Urchfont Parish Council reject this application.

Thank you for allowing us time to present our views."

Mr Arnott confirmed that he had submitted a letter to WC Planning, his main concerns being the extension taking up a much larger element of the garden and privacy issues about proposed bigger windows and additional Velux windows overlooking his bedroom window. He generally felt that the proposed extension is far too big for the site and would have privacy and overshadowing impacts for other neighbours.

The Chairman re-opened the Council meeting

GD explained that the applicant had shown the site visit team inside and outside the existing property, explained his proposals and was aware of neighbourhood views on his proposal.

In response to a question, PW explained that the planning decision on this application will be made by officers under delegated powers, it is only if it is called in that it would be further considered by the planning committee.

MK commented that she had visited the location independently, studied the plans and read all the comments on the website, in her view this is more a redevelopment project rather than just an extension which will have a significant impact on the neighbourhood and could be seen as a precedent if approved.

LC agreed with all comments that had been made, the property needs renovation but the proposals will dominate in the street. He also believed that the proposals are not in the spirit of UWLNP policy.

SC was of the view that the plans could be misleading in terms of room use designations which could be altered in due course, he believed that the property is being overdeveloped to the detriment of the neighbourhood and should be scaled down. The proposed balcony is hideous.

GC agreed that the proposals are definitely overdevelopment in his view, it is a relatively small plot which would be utilized to the full if the proposals are agreed.

Proposal	Proposer	Seconded	Resolution
<p>OBJECT based on the following observations:</p> <ol style="list-style-type: none"> 1. It is considered that this relatively small site will be significantly overdeveloped by these proposals and as a result will be out of character with surrounding properties. 2. Because of incorporation of larger / Velux windows, a roof terrace and closeness of building to property boundaries, the proposals will have a significant loss of privacy impact on neighbouring properties in Manor Close and also, because of its elevated position, on properties in Bowdens at the rear. 3. From the plans it would appear that orientation descriptions are misleading and could impact light and shadow calculations, it is believed elevations shown as facing east towards properties in Bowdens should indicate a few degrees from North. It is believed that the proposals will have a significant shadow impact on properties in Bowdens. 4. The proposals are not considered to be in keeping with the policies and spirit of the Urchfont, Wedhampton and Lydeaway Neighbourhood Plan, approval of such an overdeveloped application could set an unwanted precedent for others in the Parish to follow. 	<p>LC</p>	<p>MK</p>	<p>AGREED unanimously</p>

5d. 19/09656/FUL – Demolition of utility room, garage and greenhouse. Proposed two storey extension including garage and bedroom above at Cedar Croft, Lydeaway, SN10 3PS for Mr & Mrs Prewett

Site Visit: 3 councillors visited on 12th November 2019 (GD, LC, GC)

Letters of Representation: None

Unlike the previous application, GD commented that this property is situated on a large isolated plot that has little or no impact on other properties. LC commented that the proposal makes sense to tidy up an old building that has been subject to a number of modifications in the past. GC agreed that the proposal makes good sense.

Proposal	Proposer	Seconder	Resolution
SUPPORT	GC	SC	AGREED unanimously

5e. 19/10052/TCA – Fell Hazell, Cherry, Blue Spruce and 3 x Ornamental Conifers at Laurel House, Chapel Lane, Urchfont SN10 4QY for Mrs Clark

Site Visit: 3 councillors visited on 12th November 2019 (GD, LC, GC)

Letters of Representation: None

GD went through the proposal, commenting that the ornamental conifers appeared to Leylandii. No issues were identified by the site visit team.

Proposal	Proposer	Seconder	Resolution
NO OBJECTION	GD	LC	AGREED unanimously

6. Decisions received from Wiltshire Council since 5th September 2019 –

6a. 19/08368/FUL – Removal of existing conservatory and erection of new sun room extension, demolition of existing garden wall and replacement with new, removal of existing tank and its replacement with new, re-thatching of main roof of dwelling house all at Plum Lane Cottage, Wedhampton, SN10 3RR. – **APPROVED with conditions**

6b. 19/08506/LBC – Listed building consent for above works at Plum Lane Cottage, Wedhampton, SN10 3RR – **APPROVED with conditions**

6c. 19/09205/TCA – Fell 3 x Leylandii and a monkey puzzle, raise crown on Yew Tree all at Old Manor Farmhouse, Plum Lane, Wedhampton, SN10 3RR – **NO OBJECTION**

6d. 19/07973/VAR – Variation to Condition 2 on approved plans 18/02805/FUL at Garden Cottage, High Street, Wedhampton, SN10 3QE – **APPROVED with conditions**

6e. 1908726/LBC – To open up an existing doorway between the dining room and kitchen at Pyncent Cottage, Urchfont, SN10 4RB – **APPROVED with conditions**

6f. 19/09365/TCA – Fell Robinia tree at West End Farm, Urchfont, SN10 4RB – **NO OBJECTION**

7. Matters for Report – None raised.

The scheduled date for the next Planning Meeting is **Wednesday 11th December 2019 at 7:00 pm** in Urchfont Village Hall.