

MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL held on Wednesday 12 September 2018 at 7:00 pm in the Conference Room of Urchfont Village Hall.

Present: UPC Chair Dave Mottram (DM) Vice-Chair Graham Day (GD) Lead of Planning Trevor Hill (TH) Philip Cottell (PC) Lewis Cowen (LC) Bill Donald (BD) Richard Hawkins (RH) Maria Kemp (MK) David Stevens (DS) and Planning Administrator Sandra Johnston (SJ)

Also Present: Clerk to the Council Bob Lunn (BL)

Members of the public: Mr J Knight, Mr M Smith, Mrs P & Mr J Stevenson, Mr K Brockie & Mr I Johnston.

1. Apologies for absence: Cllrs: Nicky Mitchell (NM) Graham Creasey (GC)

2. Declarations of Interest: None.

3. Minutes of a meeting held on 08 August 2018: Signed as a true record:- Proposed by Cllr Donald; seconded by Cllr Cottell; agreed unanimously.

4. Minutes of a meeting held on 22 August 2018: Signed as a true record:- Proposed by Cllr Hawkins; seconded by Cllr Day; agreed unanimously.

5. Matters arising from those Minutes: None.

6. Plans for discussion

Council members were reminded by The Chairman 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 the Urchfont Parish Council website. 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.

6a) 18/07934/FUL - Full planning application for the Demolition and reconstruction of an existing outbuilding at Beech House, High Street, Urchfont, Wilts., SN10 4QN, for Mrs Fiona Botham.

6b) 18/08261/LBC - Full planning application for the Demolition and reconstruction of an existing outbuilding at Beech House, High Street, Urchfont, Wilts., SN10 4QN, for Mrs Fiona Botham.

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

Site viewed on Monday 10/09/18 by 7 Parish Cllrs (TH/GD/RH/LC/BD/DM/PC) and S Johnston. Mr & Mrs Botham and their agent (LA Building) were present to explain the proposal and answer any questions.

The Planning Committee found as follows:

TH - A previous application (18/01206/FUL - 18/01348/LBC) proposing internal alterations & modifications, including guest accommodation, had been supported by UPC. At the site meeting the builder outlined the reasons for this new application. Re-roofing with slate would not be possible due to the very poor condition of the structure of the outbuilding. Footings were inadequate and woodwork unsound. Request consequently made to WC to demolish outbuilding and rebuild as was, using as much of the original materials as possible.

RH - Opined it was a very sensible and safe solution for the benefit of the applicants and their immediate neighbour, against whose boundary the outbuilding stands.

BD - Agreed fully and was in favour of UPC supporting this application.

18/07934/FUL & 18/08261/LBC - Cllr: Hill proposed that the UPC Planning Committee **SUPPORT** this application; proposal seconded by Cllr Kemp, resolution agreed unanimously.

6c) 18/07969/FUL - Full planning application for the Erection of a single-storey Garden Room with pitched roof at Newbury House, High Street, Urchfont, Wilts., SN10 4QN, for Mr Roger Chadwick.

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

Site viewed on Monday 10/09/18 by 7 Parish Cllrs (TH/GD/RH/LC/BD/DM/PC) and S Johnston. Mrs Chadwick was present to explain the proposal and answer any questions.

The Planning Committee found as follows:

TH – Councillors had viewed the location of the proposed Summer House and noted that, as the building was only slightly larger than a shed, it would have no impact or effect on any neighbouring properties or gardens.

All being in agreement...

18/07969/FUL – Cllr: Hill proposed that the UPC Planning Committee **SUPPORT** this application; proposal seconded by Cllr: Donald, resolution agreed unanimously.

7. Decisions received from Wiltshire Council since 03 August 2018

7a) 18/05917/FUL - Full Planning Application for a proposed Rear Conservatory at 19 Manor Farmyard, Urchfont, Devizes, Wilts., SN10 4BA, for Mr R Gillington. **Approve with Conditions**

7b) 18/06934/TCA - Works to trees in a Conservation Area to consist of Felling 1 x White Poplar tree at 4 The Orchard, Urchfont, Devizes, Wilts., SN10 4QX, for Mrs Y Morris. **No Objection**

7c) 18/06935/TCA - Works to trees in a Conservation Area to consist of Pollarding 1 x Ash tree (T2) to up to 10m and reshaping to balance crown. To remove large secondary limb of 1 x Ash tree (T3) and pollard remainder of tree to up to 10m and reshape & balance crown. Crown lift 1 x Horse Chestnut tree (T4) to give 4m clearance and carry out minor crown reduction up to NW side to balance crown; all at 20 Manor Farmyard, Urchfont, Devizes, Wilts., SN10 4BA – for Mr D Guiney. **No Objection**

7d) 18/07050/TCA - Works to trees in a Conservation Area to consist of raising crown of 1 x Oak tree (T1) to clear lawn by 4 metres and to remove any branches rubbing overhead cables, at Crookwood House, Cuckoo Corner, Urchfont, Devizes, Wilts., SN10 4RA – for Mrs M Whitehead. **No Objection**

7e) 18/07160/TCA - Works to trees in a Conservation Area to consist of Removing 3 x Conifer trees (T1, T2 & T3) and 1 x low growing Conifer (T4); all at 17 The Orchard, Urchfont, Devizes, Wilts., SN10 4QX, for Mr R Thomas. **No Objection**

8) Matters for Report – None

There being no other business, the Planning Meeting closed at 7:13 pm

The scheduled date of the next Planning Meeting is **Wednesday 10 October 2018** 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 go to www.wiltshire.gov.uk and click on 'Planning Applications' – 'Planning applications online' - 'Search by planning application number' – 'application number.'

SignedDate