

DRAFT Minutes of the Urchfont Parish Council (UPC) Virtual Planning Meeting held remotely on Wednesday 8th April 2020.

Present: Councillors: Day (GD – Chairman), Botham (MB), Hill (TH), Cottell (PC), Kemp (MK), Hollyman (MH), Cottle (SC), Kinnaird (LK), Stevens (DS), Cowen (LC) and Creasey (GC)

Clerk to the Council: Lunn (BL)

Councillor for Urchfont & The Cannings: Whitehead (PW)

Members of the Public (for all or part of the meeting): As this meeting was held remotely using conference software due to the Coronavirus lockdown requirements, members of the public were not on this occasion able to participate. However, they were given the opportunity to submit comments by email to the Clerk prior to the meeting.

1. **Apologies:** All councillors present
2. **Declarations of Interest:** MB declared a pecuniary interest in item 5g, TH declared a non-pecuniary interest in item 5c and DS a non-pecuniary interest in item 5e.
3. **Minutes of a meeting held on 11th March 2020**

Proposal	Proposer	Seconder	Resolution
To approve the minutes unchanged as a true and accurate record of the meeting on 11 th March. (Note: the minutes will be signed by the Chairman in due course)	MH	MK	AGREED – 5 in favour and 5 abstentions due to absence from the meeting.

4. **Matters arising from Minutes of 11th March 2020** – None raised
5. **Plans for discussion**

****NOTE: Site visits by a minimum number of councillors were all undertaken with the permission of the applicant(s) and were conducted ensuring full social distancing as required by Government Coronavirus instructions. All councillors confirmed that they had individually reviewed all the proposed plans and documents on the WC website prior to the meeting.**

- 5a. **20/02248/TCA – Reduce Limb of Ash Tree to below damaged area and reduce nearby branches to shape at Dunelm, Wedhampton, SN10 3QB for Mr Reed**

Site Visit: Not considered necessary

Letters of Representation: None

TH advised that WC planning had already made a 'no objection' decision. BL pointed out that this decision had been taken despite WC agreement of an extension to the consultation period to 9th April. In the circumstances no decision was required.

5b. 20/01309/FUL - Removal of existing external store building and adjacent brick walls allowing for new parking spaces. Conversion and extension of existing garage into a kitchen extension. New pitched roof porch to front replacing existing flat roof porch. Rear flat roof of main house altered to a pitched roof. New second storey introduced with rooms in the roof including roof lights. Existing windows replaced with new double glazed sash windows (as from original design at turn of last century) at The Club House, High Street, Urchfont, SN10 4QN for Mr Sainsbury.

Site Visit:** 6th April 2020 by Cllrs Day and Hill with the applicant present

Letters of Representation: None

TH summarised the main details of the proposed works, commenting that Mr Sainsbury is largely trying to restore the property to its original features. LC had examined the plans for the proposed works and could not see anything to criticize. He will support. GD agreed with LC, the proposals all appear acceptable, including the retention of heritage walls, and appear to have little or no impact on neighbouring properties.

Proposal	Proposer	Seconded	Resolution
To SUPPORT this application	TH	MK	AGREED unanimously

5c. 20/01635/FUL – Raise garage roof, convert part to kitchen area extending as shown, replace rear conservatory with garden room, front dormer to right to replace velux at Sandalwood, Urchfont, SN10 4SQ for Mr & Mrs Weller

Site Visit:** 6th April 2020 by Cllrs Day and Hill with the applicant(s) present together with neighbours Paul Melhuish and Linda Jennings

Letters of Representation: One to UPC, copied to all councillors prior to the meeting.

TH explained that the plans currently on the WC website are about to be amended following discussion between the applicant(s) and neighbours, but at this point UPC can only consider and comment on the plans presented on the website. The applicants have been desperately trying to get the amended plans on the WC website, but this had not been achieved immediately prior to this meeting.

For information only, the amended plans are expected to reduce the depth of the currently proposed front extension but will extend the rear extension, both of which appear to satisfy neighbours.

PC commented that he would object to the current plans, but wondered whether UPC should make comment about the potential to support the amended plans dependent on what changes are made. MH wondered whether UPC could defer making a decision, PW confirmed that a decision needs to be made now to satisfy the WC planning approval process and deadlines. TH offered an alternative to support the proposals subject to submission of acceptable amended plans, but this would probably not be acceptable. GD wondered whether the applicants could just withdraw the current plans. Debate concluded with the following proposal:

Proposal	Proposer	Seconded	Resolution
To OBJECT to the current plans due to the identified front extension impact on neighbours, but note that amended plans are being submitted which would give UPC a further opportunity to comment.	TH	PC	AGREED Unanimously

Subsequent discussion agreed that, dependent on the new comment deadline given for the amended plans, that an interim planning meeting could be called to consider the revised proposals if necessary prior to the next scheduled meeting.

5d. 20/02476/TCA – 30% crown reduction to Rowen, Birch, Robinia, crab apple, 2 maples. 2 metre reduction to large cypress. Fell 10 cypress trees at Poynings, Urchfont, SN10 4RA for Mr Crook

Site Visit: Not considered necessary

Letters of Representation: None

TH confirmed that although a formal site visit was not undertaken, both he and GD had viewed the cypress trees to be felled from the road. GD commented that felling will reduce privacy for the applicants, but have no impact on others.

Proposal	Proposer	Seconded	Resolution
NO OBJECTION	TH	MB	AGREED unanimously

5e. 20/02734/TCA – Reduce Beech by 20% and shape crown, Trim Copper Beech to previous cuts at 5 The Orchard, SN10 4QX for Mr Houlden

Site Visit: Not considered necessary

Letters of Representation: None

TH summarised the proposed works and in response to a question from PC confirmed that it involved two trees. No other comments were made.

Proposal	Proposer	Seconded	Resolution
NO OBJECTION	TH	MH	AGREED Unanimously

5f. 20/02086/FUL – Detached Farmhouse at Marsh Farm, Lydeway, SN10 3PR for Mr Bodman

Site Visit:** 6th April 2020 by Cllrs Day and Hill with the applicant present

Letters of Representation: None

TH summarised the details of the proposed large farm house to be built to the side of new storage sheds which were supported by UPC in earlier applications. This proposed development is not specifically included in the Neighbourhood Plan but is possibly covered by stated exceptions if for agricultural use. The applicant had assured councillors that the new building is for agricultural purposes. TH had been in contact with the WC Case Officer who had responded that she had not had a chance to fully consider the circumstances of this application but thought that a thorough investigation would be required to substantiate the agricultural need criteria. She had received but not reviewed a substantial justification document from the applicant.

MH asked whether services currently exist for this proposal. GD responded that indications are that the property would not be on mains drainage, would benefit from a combination of solar and other electricity generating methods but would have a mains water supply – it is basically a stand-alone self-sufficient property. PC questioned whether the location is within the AONB (Area of Outstanding Natural Beauty). PW expressed the view that even if it is not within the AONB, it will be visible from the AONB and this needs to be taken into account along with justifying the agricultural need. PC also noted the proposals include a lift, is this for an elderly person? GD said that no information had been gained on who the intended occupants would be. TH expressed the view that UPC is in a difficult position because significant questions remain unanswered (agricultural use justification, AONB impacts etc.), MK agreed that maybe a decision could not be made for this reason. PC expressed the view that UPC could support the proposal subject to confirmation of agricultural ties and no impact on the AONB. DS and MH both agreed with this line of thought.

Proposal	Proposer	Seconded	Resolution
To SUPPORT the application subject to confirmation of agricultural status and that it does not impact on the AONB.	TH	PC	AGREED Unanimously

5g. 20/01251/FUL – Amended Plans / Additional Information on 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. Proposed garden workroom at 5 Manor Close, Urchfont, SN10 4RE for Mr Acton.

Site Visit:** 6th April 2020 by Cllrs Day and Hill with applicant present

Letters of Representation: One received by UPC from Mr & Mrs Fowler which was circulated to all councillors prior to the meeting, it had also been sent to WC Planning but was not on the website to date. In addition a supplementary statement was received from the applicant late on 8th April, nevertheless this was circulated to and read by all councillors prior to the meeting.

TH summarised the main elements of the amended plans, noting disappointment that this did not include a reduction in height of the rear extension which has an imposing impact on neighbouring properties and was the one element of the earlier UPC objection at the March 2020 meeting. Overlooking windows had, however, been removed from the high rear extension. LC had been even more confused on this application after receiving the latest statement from Mr Acton, he was of the view that there is a need to concentrate on the actual detail in the amended plans which are not significantly different to the original which was the subject of a UPC objection in March. PW commented that people tend to buy relatively small houses with a view to extending which inevitably need to be the subject of a number amended applications before final acceptance based on compromise, the main problems usually arise if proposals significantly impact on neighbours. MH commented that the north facing elevation was the main issue last time, this has hardly changed in the amended plans.

Proposal	Proposer	Seconded	Resolution
To OBJECT on the basis that the proposed north facing extension remains too high and will unreasonably impact on neighbours	TH	LC	AGREED – 9 votes in favour and 1 abstention

6. Decisions received from Wiltshire Council since 5th March 2020 –

6a. 19/07452/FUL – Retrospective change of use from agricultural to dog walking / activity area at Foxley Paddock, Lydeaway – APPROVE with conditions

6b. 20/00440/FUL – Proposed rear and side extensions at 5 Peppercombe Close, SN10 4QS – APPROVE with conditions

6c. 20/00580/TCA – Fell 1 Robinia at West End House, SN10 4RB – NO OBJECTION

6d. 20/00708/TCA – Pine Tree crown raise by 4-5m over Cuckoo Farmyard. Crown raise over garage by 3-4m. Deadwood and crown clean at Somerton House, SN10 4RA – NO OBJECTION

6e. 20/00719/TCA – reduce conifer hedge by 50%, 2 x sycamore reduce by approx. 50% to previous cuts at 16 Manor Farmyard, SN10 4BA – NO OBJECTION

6f. 20/00938/TCA – reduce yew tree by 35% and cut back magnolia to clear church by 2 metres at St Michaels Church, SN10 4QT – NO OBJECTION

6g. 20/01186/TCA – Fell one sycamore and two eucalyptus and cut back two others at Cuckoo Farmhouse, Urchfont, SN10 4RA – NO OBJECTION

7. Matters for Report

Date of next scheduled Planning Meeting if permitted is Wednesday 13th May 2020.