

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL held on Wednesday 09 May 2018 at 7:25 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) Lewis Cowen (LC) Graham Creasey (GC) Bill Donald (BD) Richard Hawkins (RH) Maria Kemp (MK) David Stevens (DS) Planning Administrator Sandra Johnston (SJ)

**Also present:** Clerk to the Council Bob Lunn (BL). Wiltshire Cllr Philip Whitehead (PW) for part of meeting.

**Members of the public:** None.

Cllr: Mottram handed the Council meeting to Cllr Hill, Lead Councillor for Planning, to conduct the business of the Planning Meeting.

**1. Apologies for absence:** Cllr N Mitchell.

**2. Declarations of Interest: 5a)** Cllr Creasey: non pecuniary.

**3. Minutes of a meeting** held on 18 April 2018: Signed as a true record: proposed by Cllr Mottram; seconded by Cllr Day; agreed unanimously.

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

**Plans for discussion**

Council Members were reminded by Cllr Hill that when considering planning applications they must follow the guidance outlined 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: A 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.**

**5. Plans for discussion**

**5a) 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 and New entrance canopy: all at Urchfont Primary School, Cuckoo Corner, Urchfont, Wilts., SN10 4RA for Mrs C Talbot.

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

Site viewed on Tuesday 08/05/18 by 7 Parish Cllrs (TH/DM/GC/LC/GD/RH/NM). Mrs Talbot was present to explain the proposal and answer any questions.

The Planning Committee found as follows:

**TH** – Seven Parish Councillors had visited Urchfont School and discussed the proposed application with the Head teacher, Mrs Talbot. She confirmed that the cost of the building works would be met by the school and the work carried out in stages.

TH pointed out that consideration of this application was problematic for UPC, as part of the planning proposal (ground floor extension), if approved, would be built across the termination of a proposed public Right of Way.

**BD** – Could now confirm that WC has sent the report detailing the proposed PROW to the Secretary of State at the end of April 2018. WC should receive a response to this within 6 weeks, which will determine whether or not there will be a public enquiry. If there is to be a Public Enquiry it will most probably take place at the end of the year (November or December) and a decision would follow 6 weeks later. If the decision is ratified a diversion order would then need to be raised, as the termination point of the PROW is not in an appropriate place. (NB: It should be noted that this termination point, currently in the school garden, was determined by WC with UPC having no influence at all on that decision). The current PROW order, which is under consideration by the Secretary of State, goes directly under part of the proposed school building application.

Richard Broadhead, RoW Officer at WC is planning a meeting of all parties to discuss the latest position. It also raised the question as to whether planning permission could be granted by WC Planning Dept., while an application for a proposed PROW was also being considered by another WC department (Highways). If permission for this PROW as it stands is granted, would any structure built across it contravene that order and have to be demolished?

**TH** - Planning permission for the playground 'Pirate Ship' - Application 17/09495/FUL - was granted by the assigned WC Planning Officer with the following condition;

*"Please be advised that there is an outstanding Public Right of Way Order that is currently being considered by the Secretary of State. Nothing in this permission shall authorise the diversion, obstruction, or stopping up of this Right of Way, should it be confirmed."*

TH suspected that a similar condition from WC would accompany an approval of this planning application. He also pointed out that the Pirate Ship in question was a dismantable construction.

**GC** - County would prefer a public enquiry, there being a dispute between its Education Department citing safeguarding issues concerning the PROW and its Highways Department wishing for approval of the PROW. There appears to be no mechanism within Wiltshire Council to resolve an internal dispute, therefore a public enquiry would be the best way to resolve the issue.

**BD** - Area Board discussion: safety was not an issue to be taken into account when deciding RoW matters.

**DM** - Believed that this application would improve security at the school. He was also of the opinion that, if planning permission for the building works was granted, before any works commenced the School should enquire as to the status of the RoW.

**TH** - Believed that the proposed build in this planning application was sensible and would improve conditions within the school for both staff and pupils but he also felt that, if UPC supported the building application, it would appear that the Parish Council were in support of the proposed Right of Way being built over.

**BD** - Was of the opinion that the dispute within WC was for the wrong reasons and he questioned why the Education Dept had not seen fit to communicate with UPC? He

**RH** - Thought it wrong that Parish Councillors had been put in the unenviable position of having to make a decision as to whether they must object to an application that they would normally wholeheartedly support.

**18/03378/FUL** - Cllr: Donald proposed that UPC Planning Committee **OBJECT** to this application.

Under normal conditions, UPC would wish to support the application; however, while there is an outstanding PROW Order (currently being considered by the Secretary of State) that runs directly across the proposed development; at this time the planning committee of Urchfont Parish Council has no alternative but to object to this application.

Seconded by Cllr Hawkins; motion passed with 5 for and 3 against. DM did not use his casting vote.

## **6. Decisions received from Wiltshire Council since 13 April 2018**

**6a) 18/01206/FUL & 18/01348/LBC** - Full Planning Application for Internal Alterations and modifications. Also Guest Accommodation to the barn; all at Beech House, High Street, Urchfont, Devizes, Wiltshire SN10 4QN, for Mrs Fiona Botham. **Approve with Conditions**

**6b) 18/02013/VAR** - Variation of Condition 2 in relation to planning permission 16/01152/FUL - to allow for amended access design and use of existing garage for the occupants of Plot 1: to avoid unnecessary demolition on Land at Peppercombe, Peppercombe Lane, Urchfont, Wiltshire, SN10 4QR, for Princeton Homes (Urchfont) Ltd. **Approve with Conditions**

**6c) 18/02405/FUL** - Full Planning Application for an Amendment to consent reference 17/06144/FUL - Handing of Grain Store Building at Land South of Manor Farm, Plum Lane, Wedhampton, Wilts., SN10 3RR, for the Hon Mrs ASF Morrison. **Approve with Conditions**

**6d) 18/02566/TCA** - Application to carry out various works to trees, as scheduled, at Urchfont Primary School, Cuckoo Corner, Urchfont, Wilts., SN10 4RA, for Mrs Aitkins (on behalf of Urchfont School). **No Objection**

**6e) 18/03003/TCA** - Works to Trees in a Conservation Area to consist of:- T1 - reduce Leylandii Hedge to original height of 8 feet. T2 - Fell 2 no. Larch Trees. T3 & T5 Horse Chestnuts - re-pollard. T6 - Fell 4 no. Pine Trees; all at The Lodge, High Street, Wedhampton, Devizes, Wilts., SN10 3QE, for Mrs Judith Rennie. **No Objection**

**6f) Appeal Ref: APP/TPO/Y3940/6349** – The appeal is made under regulation 19 of the Town and Country Planning (Tree preservation) (England) Regulations 2012 against a refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order: Work proposed to fell 1 x Scots Pine at 11 The Orchard, Urchfont, Wilts., SN10 4QX. **Appeal Dismissed**

**TH** – Explained that the owner of the Scots Pine had appealed to the Planning Inspectorate regarding a 'Refusal to Fell' decision given by WC Planning Dept. The Inspector had dismissed the appeal, reasoning that The Orchard contained few trees and the tree in question made a positive contribution to the character and appearance of the area. Also, he believed that the necessary and continual clearance of related debris from the Pine was part of routine household maintenance when living close to trees.

## **7. Matters for Report**

Application 18/02013/VAR – Peppercombe Development.

**RH** referred to his recent correspondence with, and replies received from, Wilts Cllr Philip Whitehead, that all UPC Councillors had seen. RH re-affirmed his belief that the whole situation was farcical, with decisions being made by Wiltshire Council prior to their asking for public comment. It was his opinion that the views of the public and of Urchfont Parish Council had been totally ignored.

Briefing Note 349 - Changes to Planning Legislation – Permission in Principle

**RH** - Questioned if these changes only referred to Brownfield sites?

**TH** – His understanding was that, up until now, all planning Authorities were required to keep a register of 'Brownfield Sites', to which they could add those with 'Permission in Principle'. PIP, once given, could fast track the planning application procedure. However, to apply for the 'Permission in Principle' Councils (i.e. WC) were expected to carry out various work and research which in turn would cost that Council both time and money and, as a result, many Councils did not follow this procedure. The Government had now changed this legislation to allow developers and landowners the ability to apply for 'Permission in Principle'. In effect, to carry out all the necessary research at their own expense and to then seek to register the site on the Council Brownfield register. It is anticipated that this will increase the number of Brownfield sites being developed and speed up the process. This apparently only applies to Brownfield sites with development for less than 10 properties.

**GD** - Believed the document was ambiguous and appeared to apply to any site.

There being no other business, the Planning Meeting closed at 7:46 pm.

The scheduled date of the next Planning Meeting is **Wednesday 13 June 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 .....