

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL held on Wednesday 18 October 2017 at 7:00 pm in the Conference Room of Urchfont Village Hall...**

**\*\*At item D on the Full Council meeting agenda.**

**Present:** UPC Chair Dave Mottram (DM) Lead of Planning Trevor Hill (TH) Vice-Chair Graham Day (GD) Lewis Cowen (LC) Richard Hawkins (RH) Maria Kemp (MK) Nicky Mitchell (NM) David Stevens (DS) Planning Administrator Sandra Johnston (SJ)

**Also present:** Wiltshire Cllr Philip Whitehead (PW) UPC Clerk Bob Lunn (BL)

**Members of the public:** Jane Sanger (for applicants of 5d) and 1 member of the public.

**1. Apologies for absence:** Cllrs: Creasey (GC), Donald (BD) & Thomas (RT).

**2. Declarations of Interest:** 5b) Cllr Day: pecuniary interest as applicant: Being fellow Councillors, a non-pecuniary interest was declared in 5b) for all members of UPC.

**3. Minutes of a meeting** held on 13 September 2017 were signed as a true record: proposed by Cllr Hawkins; seconded by Cllr Mottram; 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: 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.**

Councillor Hill welcomed members of the public and explained the procedure regarding public speaking at an Urchfont PC planning meeting. 3 minutes was the usual time allotted to each speaker.

Cllr Hill informed the Committee and public of his intention to take applications out of sequence, starting with 5d; this to accommodate Mrs Sanger, being the only member of the public who wished to speak.

**5. Plans for discussion**

**5d) 17/09495/FUL** - Full Planning Application for the provision of Pirate Ship Play Equipment at Urchfont C.E. Primary School, Cuckoo Corner, Urchfont, Wilts., SN10 4RA (for USPA).

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

Site viewed on Saturday 14/10/17 by 8 Parish Cllrs (TH/DM/BD/GD/RH/MK/NM) & S Johnston.

Mrs Sanger was present to explain the proposal and answer any questions.

\*\*The Planning meeting was adjourned for public participation:-

Statement given by Jane Sanger – Acting for USPA and Urchfont School.

- The Pirate Ship is being funded by the Urchfont School Parents Association (USPA). To support local businesses, it is being supplied and constructed by Worton based Devizes Wood Products.
- The pirate ship is a typical outdoor play structure which is commensurate with a learning environment and being situated within a school playground. It will add value to the educational and recreational provision for both key stage 1 and 2 children. An objective set out in the National Curriculum is to promote learning in new environments, with particular emphasis to outdoor learning. This addition will promote imaginative play for all of the children within Urchfont School.
- The ship will measure L 6.8m x H 2.5m and be constructed on top of currently existing grass.
- The design of the ship is such that a pair of climbing walls at each end will form the bow and the stern. Occupying a central position will be an open ended cabin with portholes for children to climb through. A mast will project out of the ground up through the cabin with a flag on top. The platform created on

top of the cabin will be enclosed on all three sides by two timber horizontal rails. On the fourth side, a single timber horizontal rail, positioned at 700mm above the deck, will aid children climbing on and off the scramble net to access the platform and the ground below.

- The scramble net will be bolted to the framework of the ship and a concrete footing will be constructed to attach the horizontal timber to it, which will be buried underground, as set out in the Design Review issued by The Royal Society for the Prevention of Accidents (RoSPA)
- The pirate ship will be of a relatively low scale in terms of its size in relation to the existing play equipment and as such will not be unduly prominent, particularly as it will be constructed from c16 graded and treated timber, which will be planed and sanded and have a natural finish.
- The ship will be positioned within the school site, a sufficient distance from neighbouring properties to avoid overbearing impact or overshadowing of neighbouring gardens & habitable windows. Being positioned within the grassed play area of the school it will not be visually intrusive and will have a similar relationship with neighbouring properties as the existing play equipment and should not give rise to any adverse impact upon the reasonable living conditions of the occupiers of those dwellings.
- Access to the site for staff, children, parents and visitors to the school will remain as existing, as will the parking area in front of the northern side of the main school building

It is intended that the ship appear as a typical feature within the school environment and be visually acceptable and commensurate with its setting in terms of its position, height, scale and materials, in accordance with the aims of the NPPF and policies 57 and 58 of Wiltshire Core Strategy.

**\*\*Public participation was closed and the planning meeting re-opened:**

The Planning Committee found as follows:

**DM** – Cllr Donald had requested that it be noted in the UPC response to WC that the proposed play equipment would be situated directly adjacent to 'Point C' of the PROW (Public Right of Way) Order, currently under discussion between School Governors, UPC & WC.

**NM** – Opined it would be useful to have the exact position of the Ship marked out in situ.

\*The meeting was halted for Mrs Sanger to point out that, on the Plans, the Architect (from Dolmans) had drawn the proposed position of the Pirate Ship precisely. \*The meeting re-commenced.

Councillors were in agreement that the proposed equipment would be enjoyed by the children and should have no more effect on near neighbours than does the play equipment already present.

**17/09495/FUL** - Cllr: Hill proposed that UPC Planning Committee **Support** this application.

However; Urchfont Council wish to point out and record that the location for the proposed construction of this Pirate Ship is directly adjacent to the termination 'Point C' of the PROW Order which is currently under discussion between Urchfont Parish Council, the Governing Body of Urchfont C.E. Primary School and Wiltshire Council. The PROW Order has been made and is in the process of being referred to the Secretary of State for final consideration for inclusion into the definitive map.

Proposal Seconded by Cllr Day; motion passed unanimously.

**5a) 17/08758/FUL** - Full Planning Application for a first floor extension to form a Bathroom at Chapel House, Chapel Lane, The Green, Urchfont, Wilts., SN10 4QU for Lady Ash Stirling.

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

Site viewed on Saturday 14/10/17 by 8 Parish Cllrs (TH/DM/BD/GD/RH/MK/NM) & S Johnston.

Lady Stirling was present to explain her proposal and answer any questions.

The Planning Committee found as follows:

**DM** – Opined that this project would improve and make uniform the rear of a much extended property. Various Councillors agreed with this comment.

**17/08758/FUL** - Cllr: Hill proposed that UPC Planning Committee **Support** this application; seconded by Cllr Mitchell; motion passed unanimously.

**5f) 17/07425/FUL** – Re-consultation on the Amended Proposal for the erection of a Porch and Stable Block at Garden Cottage, High Street, Wedhampton, Devizes SN10 3QE, for Mrs Jones & Mr Dow.

\* 3 letters of representation had been received by UPC and 1 made verbally to the Planning Administrator. No Site meeting felt necessary: 9 Parish Cllrs had viewed the site when considering the original application.

Statement by Graham Dow – applicant: Read out by the Planning Administrator as requested by Mr Dow. (Mr Dow sent his apologies. He had intended to be present but had been unavoidably detained at work)

*"With regards this latest application you will note it is a revised version concentrating on the stables and the extension of the front porch. As far as I am aware, from studying the UWLNP, neither tables nor porch need to be measured against it. Therefore basic planning guidelines apply.*

*We are looking to extend the front porch out marginally, in order to enclose it and make a space for removing wet boots and clothing. The current house doesn't allow for this, an error in design we feel, and by adding it creates a more welcoming approach. The design is largely a de minimis change to the front elevation having no effect on the surrounding environment and repeating the existing materials pallet and proportions. The addition of windows to either side serve to make it look a considered design feature and reduce a mass of blank brick wall. Views from no's 22 & 23 will not change due in the most to the 6ft boundary hedge in between.*

*The addition of a timber stable to the rear of the property will allow options for the long term use of the field/paddock area. It will serve as a well designed contextual replacement of the existing eyesore of an old timber shed. The application is a repeat of a previously approved application that has expired so we see no reason why this should be considered any different. Previous discussions have centred around where this could be alternatively placed, however in considering our boundaries this can be seen as select neighbours suffering a little 'nimby-ism'...we consider the location to be correct for the use and added security it offers. A wheeled stable unit would be higher and would more than likely be left in the same place.*

*A timber stable within a paddock field in Wiltshire cannot be a controversial design nor can it possibly be out of context.*

*We urge that in this instance our application is given the correct consideration it deserves for what it is. We would like all to note that these two elements have been discussed with the planning case officer and conservation officer and received positive feedback ahead of this revised application hence you receiving it for consultation. Thank you".*

Letters of representation from John & Pauline Murphy (Half Sovereign House) and Jean Willis (The Old Chapel) had been received by UPC Planning Administrator. Both of which had been forwarded to, and read by, all members of UPC Planning Committee.

Summary of points raised in those statements:

- Half Sovereign House and The Old Chapel share a boundary with the paddock area at the rear of Garden Cottage and both have boundary fences adjacent to the proposed Stable Block.
- Both Ms Willis and Mr & Mrs Murphy have strong objections to the positioning, and to the size, of the Stables. They believe it to be anti-social to site a stable block adjacent to the rear gardens of 3 neighbours.
- The proposed building would run the length of The Old Chapel's boundary fence, casting shade on part of the garden. Combined with the odour of manure and resultant flies, Mrs Willis is of the opinion her garden would be virtually unusable and her amenities affected.
- Mr Murphy also questioned scale and justification of the proposed block; the storage and disposal of waste material; a drainage system for run-off; possible installation of electricity, water, generator; lack of access for the transportation of horses.

N.B. Mr John Ford gave **SJ** his verbal agreement to all comments made in Mr Murphy's letter.

The Planning Committee found as follows:

**TH** – The majority of UPC had viewed the site of the proposed stable block, in September, when considering the original planning application. It would appear this application for a stable block was as the previous, with no change in size or position, both elements of which had been discussed at length during the September Planning Meeting.

**DM** – The Porch was a separate issue. As no Cllrs objected to it, could he propose that UPC support it independently of the stable? Could UPC send in two separate returns on the one application?

\* Discussion ensued as to whether this was possible: it was decided not as the porch and stable block were grouped as one planning application. It was this entire application that WC was consulting UPC on.

**TH** – As there had been no changes made from the original to the current stable block application, he believed that the UPC Planning Committee had no choice but to adhere to their previous considerations and their return of observations sent to WC on the original application of 17/07425/FUL

**NM** – Had to agree. Her previous observation was to the effect that the stable would be sited too near Garden Cottage and wouldn't it be best to move it further back into the paddock if it was to house horses? She also agreed that flies and unpleasant smells could cause nuisance to neighbours.

**GD** – UPC has 2 elements to decide upon in the one application. Neither element has changed in the amended application. The porch should not distract UPC from the important element; the stable block.

**17/07425/FUL** - Cllr Mottram proposed that UPC Planning Committee **Object to** this application on the following grounds;

The Parish Council does not believe that the proposed size and positioning of the Stable Block has changed from the original application and therefore the Parish Council's original comments for objecting to that application must still stand;

*"Urchfont Parish Council considers that the proposed positioning of the Stable Block is inappropriate insofar as it is too close to neighbouring properties and could cause nuisance with respect to noise and smells".*

Urchfont Parish Council could find **no reason to object**, in principle, to the proposed erection of the Porch included in this application.

Proposal Seconded by Cllr Kemp; motion passed unanimously.

**5b) 17/08934/TCA** - Works to Trees in a Conservation Area to consist of the felling of 2 no. Whitebeam trees at The Farm House, Cuckoo Farmyard, Urchfont, Devizes, Wilts., SN10 4SL, for Mr Graham Day.

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

Site viewed on Saturday 14/10/17 by 7 Parish Cllrs (TH/DM/BD/RH/MK/NM) & S Johnston.

Mr & Mrs Day were present to explain the proposal and answer any questions.

The Planning Committee found as follows:

- On acquiring the property, Mr & Mrs Day had planted 2 Whitebeam trees, each ornamentally sited in a square, box hedged bed, to either side of the front door. These trees were now straggly and oversized and the occupants wished to replace them.

**17/08934/TCA** Cllr: Hill proposed that UPC Planning Committee return **No Objection** to this application: (but with the rider below). Seconded by Cllr Stevens; motion passed by 7 in favour & 1 abstention (Cllr Day).

*'Urchfont Parish Council wish to express its dissatisfaction that due to an administrative error on behalf of the WC Planning Office, UPC Planning Committee was unable to make use of the agreed and granted extension decision date of 20<sup>th</sup> October. WC approved this application on the 16<sup>th</sup> October. The Parish Council therefore, retrospectively submits their decision of no objection for this application'.*

**5c) 17/09360/TCA** - Works to Trees in a Conservation Area to consist of Crown reducing 1 no Ash Tree by 30% - Crown reducing 1 no Lime Tree by 30% - Crown reducing 1 no Liquidamber by 25%; all at Lydgate Farm, High Street, Wedhampton, Devizes SN10 3QE, for Mr Higgins.

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

Site viewed on Saturday 14/10/17 by 8 Parish Cllrs (TH/DM/BD/GD/RH/MK/NM) & S Johnston.

Mr Higgins was present to explain the proposal and answer any questions.

The Planning Committee found as follows:

- Sensible management of trees in need of reducing and no objections from neighbours.

**17/09360/TCA** - Cllr: Hill proposed that UPC Planning Committee return **No Objection** to this application: Seconded by Cllr Day; motion passed unanimously.

**5e) 17/09664/TCA** - Works to Trees in a Conservation Area to consist of Crown reducing 1 no Copper Beech (T1) by 20%; at Newbury House, High Street, Urchfont, Wilts., SN10 4QN, for Mr Chadwick.

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

No site meeting required, as most Cllrs had viewed independently.

The Planning Committee found as follows:

- No objection from neighbours.

**17/09664/TCA** - Cllr: Hill proposed that UPC Planning Committee return **No Objection** to this application: Seconded by Cllr Hawkins; motion passed unanimously.

**6. Decisions received from Wiltshire Council since 08 September 2017**

**6a) 17/06324/FUL** - Full Planning Application for the erection of Agricultural Building and retention of area of hard-standing, parking area & surfacing works to existing access - on land at Crookwood Wood, Potterne Wick, Devizes, SN10 5QS, for Mr Mark Whelehan. **Refused**

**6b) 17/08445/TCA** - Works to Trees in a Conservation Area to consist of the Felling of T1 - Spruce Tree; to be removed as roots affecting driveway. At 'Poynings', The Green, Urchfont, Wilts., SN10 4RA for Mr William Warden, acting for Mr Peter Crook. **No Objection**

**7. Matters for Report**

**17/07508/FUL & 17/07983/LBC** – Planning application for the installation of an air-conditioning system / externally mounted heat-exchanger at Urchfont Community Shop.

**DM** – The approval of the application includes the following 2 conditions:-

- The heat exchanger hereby permitted shall not be first brought into use until it has been painted a dark colour (RAL 8011 or an alternative RAL colour that has first been approved in writing by the local planning authority). The heat exchanger shall be maintained as such thereafter.

REASON: In the interests of protecting the character and appearance of the conservation area and the curtilage listed building.

- The level of noise emitted from the air conditioning system (including the heat exchanger) shall not exceed 5dB below the existing background noise level, as measured and assessed in accordance with BS4142 2014.

REASON: To ensure the retention of an environment free from intrusive levels of noise and activity, in the interests of residential amenity.

There being no other business, the Planning Meeting closed at 7:26 pm.

The proposed date of the next Planning Meeting is **Wednesday 08 November 2017 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 .....