

MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL held on Wednesday 10 May 2017 at 7:10 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) Cllrs: John Chapman (JC) Lewis Cowen (LC) Graham Creasey (GC) Bill Donald (BD) Richard Hawkins (RH) Nicky Mitchell (NM) David Stevens (DS) Royston Thomas (RT) & Planning Administrator Sandra Johnston (SJ)

Also present: Parish Clerk Bob Lunn (BL), Wiltshire Cllr Philip Whitehead (PW)

Members of the public: Mr Joshua Toogood, Mrs Toogood, Theo Toogood (3 months), Rodney Gillington & Ian Johnston.

1. Apologies for absence: None

2. Declarations of Interest: None

3. Minutes of a meeting held on 12 April 2017 were signed as a true record: proposed by Cllr Mitchell, seconded by Cllr Donald; 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.

5. Plans for discussion

5a) 17/03496/FUL - Full Planning Application for a replacement Dwelling with detached Double Garage at Bridge Farm, Crookwood Lane, Potterne, Devizes, Wilts., SN10 5QS for Mr Joshua Toogood.

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

A site meeting was held on Wednesday 10/05/17 - 8 Parish Cllrs (TH/DM/JC/LC/BD/RH/NM/DS), Mr Joshua Toogood, Mrs Toogood & S Johnston were present.

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

Statement by Joshua Toogood – Applicant.

Mr Toogood introduced his family & himself and thanked UPC for inviting him to speak.

He explained that he had decided to demolish the existing house at Bridge Farm, it being in a poor state and not having been refurbished or repaired for a number of years. He wished to erect a new dwelling further back on the plot and would not demolish the existing house until the new had been completed. Also, if the new house was sited further back from the road, there would be more privacy and less disturbance caused by passing traffic. Mr Toogood has consulted his neighbours and farmers in the vicinity and all are comfortable with the proposed plans. The site for his and his wife's new home has been chosen for its close proximity to family, the village of Urchfont, its school and other amenities. The new dwelling has been designed as a good sized family home; Mr & Mrs Toogood intending to increase their family in the future.

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

The Planning Committee found as follows:

TH Thanked Mr Toogood for his permission for, and attendance at, the site meeting. The existing 5 bedroom house at Bridge Farm has been neglected and is in need of much repair and renovation. It is therefore proposed to demolish it and replace with a larger 5 bedroom dwelling, set further back into the site. By Cllr Hill's calculations, the existing footprint will be almost doubled.

DM Also included in the Plans is the proposal to demolish some ugly outbuildings and erect a new double garage in their place. The house and outbuildings on Bridge Farm are dilapidated and the site ripe for improvement. Therefore believes that the proposals contained in the application can only benefit the area.

NM Opined that the proposal is to erect a bigger house than the existing and, the proposed site being in a rural and open area, she would not have considered an increase in the footprint to be a major issue.

TH Believed that the existing house was built in 1937 and its extension added at a later date. Unfortunately, this extension had not improved the overall look of the building as a whole.

JC After viewing the house, he believed it had no architectural merit whatsoever and was not worth preserving.

TH Directed Councillors to copies provided of page 2 of the Design and Access Statement, so far missing from the D&A Statement posted on the WC Planning Site. He encouraged Councillors request to view the hard copy plans of an application (held by the Planning Administrator), when measurements, wording etc., were difficult to decipher in an on-line set of plans.

TH This application proposes the building of yet another large dwelling in the Parish. In this case, as it is a one for one replacement, there is little ground for objection. TH believes Urchfont Parish Council, when considering future development sites identified in the Neighbourhood Plan, should ensure that they include smaller type houses as voted on and expected by the public.

17/03496/FUL - Cllr: Donald proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Mitchell; motion passed by 8 in favour & 2 abstentions (1 Cllr had not managed to view the site).

6. Decisions received from Wiltshire Council since 07 April 2017 - to date

6a) 17/01752/FUL - Full Planning Application for a Single Storey side Extension at 'Hamilton', Peppercombe Close, Urchfont, Devizes SN10 4QS, for Mr Andrew Cook. **Approve with Conditions**

6b) 17/03426/TCA – Works to Trees in a Conservation Area to consist of the Felling of 2 x Cypress Trees; all at 'Hamilton', Peppercombe Close, Urchfont, Devizes SN10 4QS, for Mr Andrew Cook.

No Objection

7. Matters for Report - None

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

The proposed date of the next Planning Meeting is **Wednesday 14 June 2017 at 7:00 pm** in Urchfont Village Hall: preceding the Full Council meeting.

Planning Administrator [Sandra Johnston](mailto:sandra-j@virgin.net) – 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' – 'hit application no.'

Signed

Date