

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL held on Wednesday 13<sup>th</sup> December 2017 at approximately 7:15 pm in the Conference Room of Urchfont Village Hall...**

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

**Present:** UPC 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) Nicky Mitchell (NM) David Stevens (DS) Royston Thomas (RT) Clerk to the Council Bob Lunn (BL)

**Also present:** Wiltshire Cllr Philip Whitehead (PW)

**Members of the public:** Ms Nicky Hammond, Peter Cook

**1. Apologies for absence:** Cllr: Dave Mottram (DM), Planning Administrator Sandra Johnston (SJ)

**2. Declarations of Interest:** None

**3. Minutes of a meeting** held on 8<sup>th</sup> November 2018: Signed as a true record: proposed by Cllr Stevens; seconded by Cllr Cowen; agreed unanimously.

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

**5. Plans for discussion** – None.

**6. Pre-Planning Application Statement**

**TH** advised that, prior to the meeting, all councillors had received copies of the outline plans, aerial views and WC Pre-Planning advice in relation to this proposal.

Cllr Hill also advised Ms Hammond that, as noted in the Urchfont Parish Council Policy and Procedures document; *'nothing that a member of UPC says, including contents of their questions, will represent any form of commitment on the part of UPC'*.

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

Ms Nicky Hammond gave a brief statement on her proposal to erect a new dwelling within her existing garden at Carina Cottage in Uphill. Her main points were that:

- A precedent of backland development has been set by one development to the North and two to the South of Carina Cottage.
- Two of these backland developments have already had an impact on the curtilage of Carina Cottage
- She requires a building designed to accommodate her increasing disabilities.
- She desires to create a greater degree of privacy by enclosing Carina Cottage gardens.
- By designing a building reflecting the surrounding farm buildings and with significant planting she hopes it will present a more harmonious and rural environment for Carina Cottage.

**BD** sought confirmation that she intended to live in the new building, this confirmation was given. **LC** asked what the distance will be from the existing to the new building; Ms Hammond stated around 80m.

Ms Hammond confirmed that she will be submitting a Full Planning application despite the lengthy and largely negative advice from WC.

\*\*The Chairman re-opened the Council meeting

**TH** confirmed that whilst not in the conservation area, the property is listed. He also questioned whether such a development would be consistent with UWLNP objectives; it could be considered a windfall of infill. He suggested that UPC should await the full planning application and associated site visit before discussing the issue further. The letter of pre-planning advice from the WC Planning Officer gives good insight into the way the officer is thinking at this stage.

**NM** commented that a very controversial application was submitted for the nearby Fairview property about 7 years ago which was approved by WC despite an objection from UPC. There have been major issues through-out, including WC enforcement action relating to building waste / rubbish clearance and the property remains unoccupied.

**7. Decisions received from Wiltshire Council since 3<sup>rd</sup> November 2017**

**7a) 17/07425/FUL** - Full Planning Application for the erection of a rear two-storey Extension, for use as annexed accommodation: Extension to residential curtilage: Erection of porch and stable block; all at Garden Cottage, High Street, Wedhampton, Devizes SN10 3QE, for Mrs Jones & Mr Dow.

**Approve with Conditions**

**(It was noted that this approval relates only to the Erection of the Porch and Stable block)**

**7b) 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.**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).

**Approve with Conditions**

**7c) 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).

**Approve with Conditions**

**\*\*BD** advised that he is meeting with representatives of the School Parents Association (USPA) shortly to clarify location of the pirate ship in relation to the proposed end of the public right of way (PROW).

**7d) 17/09665/TCA** - Works to Trees in a Conservation Area to consist of; 1 x Yew tree – reduce by 25% and 1 x Conifer – crown raise to 5.2m above road: all at Church Farm House, Peppercombe lane, Urchfont, Wilts., SN10 4QR, for Mr Robert Pendry.

**No Objection**

**7e) 17/09843/TCA** - Works to Trees in a Conservation Area to consist of; 1 x Cherry tree – Fell: 1 x Birch tree – Fell: 2 x Sorbus – Fell: all at Cuckoo Farmhouse, Cuckoo Corner, Urchfont, Wilts., SN10 4RA, for Mr Alistair Everett.

**No Objection**

**7f) 17/09964/FUL** - Full Planning Application for the erection of a proposed Dwelling with associated works, on Land at The Bottom, Urchfont, Devizes, Wilts., SN10 4SD, for Mrs Pat Banwell.

**Approve with Conditions**

**\*\*GD** asked what conditions had been applied, **TH** advised that they were quite lengthy and should be viewed on the website.

## **8. Matters for Report**

**8a) 17/09964/FUL** – Whilst UPC had supported this application, **RH** felt that he needed to explain why he had subsequently submitted a letter of objection to WC as a member of the public. He had been very upset with the UPC support decision and felt passionately that the Neighbourhood Plan is very misleading in relation to provision of affordable and other housing for young families. Residents clearly asked for such housing during the consultation period, UPC needs to respect that wish and ensure provision. He felt that his views had been reinforced by the Examiner comments, but changes had not been made to clarify the Plan position in relation to this type of housing. Instead the perception is that preference is and will still be given to three bedroom plus and more luxury / expensive properties. **PW** commented that this issue is all about land supply; the conflict between Neighbourhood Plan objectives and the needs of developers on privately owned land. There is nothing legally in Neighbourhood Plans to enforce developer compliance, the Plan can only be a means to influence developers. That is why Devizes still ended up with Lay Woods development despite the existence of a Neighbourhood Plan. **RH** reiterated his view that the UWLNP is misleading. **GD** congratulated **RH** on speaking with such passion and opined that maybe he should have spoken out in the same way when the plan was discussed.

**8b) Wiltshire Local Plan Review** – **TH** and **DM** had attended a recent briefing on this Plan which is now legally required to be jointly covering Wiltshire and Swindon Councils. The current Plans expire in 2026, now looking to 2036. **TH** outlined the programme for determination of the new Plan, which is mainly concentrating on consideration of larger development areas, and due for final review in 2020. Of some concern was the decision to include Urchfont in the Chippenham area without consultation; although 9000 homes have been built in this area under the current Plan, a further 13500 are still to come and could impact on Urchfont. **PW** confirmed that there are concerns about the link with Swindon Council, they are seen not to achieve and so the Government has mandated the connection to try and improve the situation.

The main concern is the Council's lack of a 5 year land supply plan which effectively facilitates an open house for developers; Wiltshire on the other hand has a full five year supply plan. On this basis WC will refuse to agree to consolidation of land supply plans for Swindon and Wiltshire. **PW** was of the view that UPC should not be concerned about being within the Chippenham area, he believed this gave Urchfont more safety.

There being no other business, the Planning Meeting closed at 7:53 pm.

The scheduled date of the next Planning Meeting is **Wednesday 10<sup>th</sup> January 2018 at 7:00 pm** in Urchfont Village Hall.

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**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 .....