

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL held on Wednesday 10<sup>th</sup> January 2018 at 7:00 pm in the Conference Room of Urchfont Village Hall... \* At item C 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) Nicky Mitchell (NM) David Stevens (DS) Royston Thomas (RT) Planning Administrator Sandra Johnston (SJ)  
**Also present:** Clerk to the Council Bob Lunn (BL) Wiltshire Cllr Philip Whitehead (PW)  
**Members of the public:** Mrs Clare Cannon

Meeting opened by Vice-Chair Cllr Day (at the request of Cllr Mottram), who welcomed all present and handed over to Lead of Planning, Cllr Hill.

- 1. Apologies for absence:** None
- 2. Declarations of Interest:** None
- 3. Minutes of a meeting** held on 13<sup>th</sup> December 2017: Signed as a true record: proposed by Cllr Cowen; seconded by Cllr Mitchell; agreed 10 votes to 1 abstention; Cllr Mottram not being present on 13/12/17.
- 4. Matters arising from those Minutes:** None.

**5. 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) 17/11755/FUL** - Full Planning Application for the erection of an Agricultural Building (re-submission of 17/06324/FUL), on land at The Ham Orchard, Crookwood, Devizes, SN10 5QS, for Mr Mark Whelehan.  
\*To date, no letters of representation had been received by WC Planning Office and/or UPC.  
No site viewing as majority of UPC had inspected the site when considering previous application.

The Planning Committee found as follows:

**TH** This re-application is to convert an existing 12m long shed to 6.096m; the height and width to remain the same. The applicant wishes to adapt the existing building (subject of the initial planning application) to create a smaller shelter and workshop for the tools, materials and working space considered necessary to maintain a growing flock of sheep: maximum 30 – 40.

UPC Planning Committee supported Mr Whelehan's previous application for a larger agricultural building.

**17/11755/FUL** - Cllr: Hill proposed that UPC Planning Committee return **No Objection** to this application; seconded by Cllr Donald; motion passed unanimously.

**5b) 18/00121/TCA** - Works to Trees in a Conservation Area to consist of thinning 1 no. Pine Tree by 20%, at Rowan House, The Green, Urchfont, Devizes, Wiltshire SN10 4QU, for Mr Mark Wood.

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

Site viewed on Saturday 06/01/18 by 6 Parish Cllrs (TH/GC/GD/RH/MK/RT)

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

The Planning Committee found as follows:

**TH** – Opined that the trimming of the Pine Tree was part of a sensible programme of tree maintenance by Mr & Mrs Wood.

**18/00121/TCA** - Cllr: Hill proposed that UPC Planning Committee return **No Objection** to this application; seconded by Cllr Kemp; motion passed unanimously.

## **6. Decisions received from Wiltshire Council since 7<sup>th</sup> December 2017**

**6a) 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.

**Approve with Conditions**

## **7. Matters for Report**

### **CLlr: Hill – Report for UPC on Planting behind Pond Wall**

**TH** The original Manor Farmyard planning application E/2012/0147/FUL included various reports including an 'Arboriculture Impact Assessment and Method Statement' and a 'Landscape Strategy' for the whole site. The Landscape Strategy (LS) shows a detailed plan of trees etc. to be retained or replaced and identifies species covering the whole site, including the area behind Pond Wall. The LS includes details of the trees behind Pond Wall and suggested replacements for those trees/shrubs intended to be removed, and provides a timescale.

As we know, UPC and others were not satisfied with the proposed structural work submitted by Redcliffe Homes for Pond Wall, and as a consequence Redcliffe Homes submitted a variation planning application 15/11764/VAR that included a 'Remedial Work to Pond Wall' report by Craddy's. This report (item 6 Proposed Works) included;

- Remove existing tree stumps and their root ball, taking care not to damage the wall.
- Remove historic trees that still remain and their root ball, taking care not to damage the wall.
- Remove recently planted high water demand hawthorn trees.
- Eradicate vegetation growing out of the wall i.e. ivy and saplings. *(includes maintenance schedule)*
- All the above comments are necessary to enhance the longevity of the wall. A regime of soft landscaping should be agreed to replace the trees to be removed. We (Craddys) suggest that this landscaping is dense enough to prevent access to the head of the wall by members of the public *(it also suggests lockable bollards to prevent vehicle access)*.
- *Other conditions that apply to the wall itself*

The Officer, Karen Guest's, report which approved this Variation Application included a statement; "It is noted that some deep-rooted trees planted under the previous approved landscaping scheme, including the hawthorn, are to be replaced with shallow root varieties that will not affect the wall structure. This is not a matter for consideration under this application. The applicant is required to adhere to the terms of the landscape maintenance condition on planning permission E/2012/0147/FUL that states; *'Any trees or plants which within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority'* "

**TH** I have received an email from a Manor Farm resident who believes that the current trees planted behind Pond Wall are totally unsuitable. He makes suggestions as to which trees should be planted and supports a soft landscape and tree backdrop to the wall. He suggests that Manor Farmyard residents will refuse to take on the Manor Farmyard management (Management Company) until such works have been completed.

He also feels that, as this issue is a 'planning matter', UPC should pursue it.

It is my submission that, following the various reports on this subject, the exact planting requirement behind Pond Wall has now become muddled and confused, and UPC should rely on the comments made by the Planning Officer (as above) following the approval of the Variation Application 15/11764/VAR.

**RH-** Believed there had been a breach of the planning application, as all trees behind the wall had been removed. Redcliffe Homes repaired Pond Wall and the application states that shrubs be planted behind it.

**BD-** This does not just impact one individual property; it impacts the whole of the Manor Farmyard development and the street scene for all who pass by Urchfont Pond. The original assigned Officer (Karen Guest) should be notified of this breach of planning. **TH** believes this should be done by UPC.

**NM-** 5 trees have been planted that she believes to be totally inappropriate in the long term. She had spoken with tree planters who had no idea of the species they were planting.

**TH** The schedule for the landscaping and the individual plantings is very difficult to determine from the WC website. The resident who contacted him has already listed trees that are unsuitable. It would appear that all residents of the Farmyard support soft landscaping to screen M. Farmyard from the High Street.

**DM** If there has been a complaint from a resident than UPC should act upon it.

**GD** Is that correct that the residents will not accept a Management Company until they believe all is in order? GD believes this issue should be pursued both by UPC and individuals within the M. Farmyard development.

**BD** Has Redcliffe Homes complied with planting conditions imposed on the rest of the M. Farmyard site?

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

Comment by Clare Cannon – Urchfont resident

Mrs Cannon has taken a keen interest in what has been carried out to date on the Manor Farmyard development and is pleased that trees are to be re-instated behind Pond wall. However, she believes that the trees recently planted are highly unsuitable for the site. She and others believe the trees to be 'Gleditsia Triacanthos', also known as the 'Honey Locust' and a native of North America. This species has become a significant invasive weed in other regions of the world. It can reach a height of 20-30mtrs, with a life span of 120-150 years. It is a spreading, deciduous tree (losing its leaves through the winter) and produces flowers and fruit in the form of flat pods. *[Ed: The pulp in these pods is edible, although the pods of the 'Black Locust' tree are toxic. The Honey Locust grows thorns out of its branches, commonly 1.5 – 4" long, though some can reach a length of 8 inches. It is also prone to losing large branches in windstorms].*

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

**TH** Asked the planning committee if it would be appropriate for him to issue a complaint to the WC Enforcement Officer, detailing the perceived planning breach? **DM** requested this be put to a vote...

\*Proposed by Cllr Hill; seconded by Cllr Mottram; motion passed unanimously.

It was also hoped that, if individual residents felt strongly about this matter, they too would request WC to pursue Redcliffe Homes for correct completion of this approved planning application.

There being no other business, the Planning Meeting closed at 7:27 pm.

The scheduled date of the next Planning Meeting is **Wednesday 14<sup>th</sup> February 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 .....