

MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL held on Wednesday 14 June 2017 at 7:00 pm in the Conference Room of Urchfont Village Hall.

Present: UPC Chair Dave Mottram (DM) Lead of Planning Trevor Hill (TH) Cllrs: Lewis Cowen (LC) Graham Creasey (GC) Bill Donald (BD) Richard Hawkins (RH) 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: L Everson, K Pilling, I Johnston.

Cllr: Mottram welcomed all present and noted with regret that, due to personal commitments, Cllr John Chapman had tendered his resignation from UPC.

He then handed over to Cllr Hill, as Lead Councilor for Planning, to continue the business of the meeting.

**Cllr Hill opened the Planning Meeting:-

1. Apologies for absence: Vice-Chair Graham Day (GD) Nicky Mitchell (NM)

2. Declarations of Interest: 5d) Cllr Stevens: non-pecuniary interest. 5d) Cllr Hawkins: non-pecuniary interest.

3. Minutes of a meeting held on 10 May 2017 were signed as a true record: proposed by Cllr Hill, seconded by Cllr Hawkins; 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

** The Planning Committee was informed that application 5a) 17/04381/TCA had already been approved by a WC Planning Officer on 09/6/17, despite the original WC webpage date given for decision having been 16/6/17. **TH & DM** expressed exasperation that this had occurred; despite **SJ** having communicated with 2 Planning Officers and subsequently having been assured that UPC might have an extension on its observations until 15/6/17.

* After debating the issue, a proposal was put forward that representation be made to the assigned Officer, expressing the disappointment of UPC that their request for, and subsequent granting of, an extension on their Observations to 15 June had been overlooked and had thereby denied them any chance of consultancy on this planning application.

Cllr Hill proposed that UPC support this proposal: Seconded by Cllr Thomas; motion passed unanimously.

Action/ SJ

5a) 17/04381/TCA – Works to Trees in a Conservation Area to consist of the Reduction of a Conifer Hedge (T1) to below power lines and the Removal of a Conifer Tree (T2); all at 5 The Paddock, Urchfont, Devizes, SN10 4SH, for Mr & Mrs Bowyer.

*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:

The works proposed were sensible and necessary management.

17/04381/TCA – Cllr: Hill proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Hawkins; motion passed unanimously.

5b) 17/04419/FUL – Full Planning Application for a proposed single storey glazed Garden Room Extension at 'Applegarth', Walnut Close, Urchfont, Devizes, SN10 4RU for Mr & Mrs C McClean.

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

Site meeting held Monday 14/06/17 - 4 Parish Cllrs (TH/LC/GC/RT), Mrs M Kimber & S Johnston present.

The Planning Committee found as follows:

GC - The proposal is in keeping with the existing building and fits in with the surrounding properties.

RH - The conditions placed on the building of the house stated no further extension to the property but this garden room falls within the original permitted footprint.

TH - It would appear to be within the scope of permitted development but WC will make the final decision.

RT - The proposed materials and structure of the Garden Room will blend into the existing building and should not be obtrusive. It has been pointed out that there is an un-obscured ground floor side window in the adjacent property, which may suffer overlooking from the garden room.

TH - Overlooking to the neighbour's property could occur when standing at the Western side of Applegarth's boundary. However, the West elevation of the proposed garden room is 4 metres from that boundary.

17/04419/FUL - Cllr: Creasey proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Thomas; motion passed unanimously.

5c) 17/04213/FUL & 17/04750/LBC – Full Planning Application for a proposed Replacement Single Storey Extension at Spring Cottage, 26 Green gate Road, Wedhampton, SN10 3QB, for Mr & Mrs J Ford.

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

Site meeting held Monday 14/06/17 - 4 Parish Cllrs (TH/LC/GC/RT), Mr John Ford, Nigel Keen (Agent) & S Johnston being present.

The Planning Committee found as follows:

Mr Ford's agent, Nigel Keen, attended the site meeting and had explained to attending Cllrs as follows:-

Spring Cottage is a thatched, Grade II listed, 17th/18th Century building in a Conservation area. The proposal is to demolish and replace an existing, pan tiled, late 20thC extension to the Cottage. The extension will be subservient to the host. A pre-application consultation with the WC Conservation Officer resulted in a revised submission by the agent, incorporating minor revisions resulting from discussion had during that meeting. The aim of the proposal is to provide an improved dining/sitting area, together with a utility room and a much needed ground floor WC and shower facility.

TH – The proposed application incorporates a slightly larger footprint than the existing. The site of the build is not overlooked by neighbours. There is an open field to the South elevation and a parking area and neighbour's garden to the rear of the extension.

RT – Impressed with the care taken by the agent to use the same materials as existing and to design an attractive extension that will tie in with the character of the original dwelling.

GC – Although the proposed extension will be approx 40/50% larger than that demolished, the space will provide much needed ground floor facilities for Mr & Mrs Ford.

17/04213/FUL & 17/04750/LBC - Cllr: Creasey proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Cowen; motion passed unanimously.

5d) 17/05369/TCA – Works to Trees in a Conservation Area to consist of the Reduction of a Conifer tree (T1) to 3m; Reduction of a group of Conifer trees (T2) to 3m and to maintain as a hedge; Reduction of a Sycamore tree by 25% (T3) and the Reduction of a Beech tree by 25% (T4); all at 'Larksgate', Peppercombe Close, Urchfont, Devizes SN10 4QS, for Mr & Mrs Inglis.

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

A site meeting was held on Monday 14/06/17 - 4 Parish Cllrs (TH/LC/GC/RT) & S Johnston were present.

The Planning Committee found as follows:

Cllrs agreed this was a sensible application as the trees in question were not only in the wrong situation but were too tall and the wrong type of trees for a domestic garden. Half the garden was in permanent shade.

17/05369/TCA - Cllr: Hill proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Thomas; motion passed unanimously.

6. Decisions received from Wiltshire Council since 05 May 2017

6a) 17/02066/FUL - Full Planning Application for a proposed Two Storey side Extension, front Porch & detached Carport/Garage with ancillary accommodation over. All at Laurel House, The Ham, Urchfont, Devizes, SN10 4SG. For Mr Arthur Hayes. **Approve with Conditions**

6b) 17/02067/FUL - Full Planning Application for a proposed Single Storey side & rear Extension and proposed Satellite Dish, Shed and Greenhouse. All at 17 The Orchard, Urchfont, Devizes, SN10 4QX, for Mr Royston Thomas. **Approve with Conditions**

6c) 17/02258/FUL - Full Planning Application for the Demolition of existing dwelling and erection of Four Dwellings with Garages & associated works. All at 'The Beeches', Blackboard Lane, Urchfont, Devizes, SN10 4RD, for Qdos Homes Ltd. **Approve with Conditions**

****TH** commented on the high standard of the Planning Officer, Jonathan James's, report regarding this application and the many but well considered conditions that accompanied his final approval of the build.

7. Matters for Report

Update on works to Pond Wall – planning application no: 15/11764/VAR

TH – Apart from the final pointing to the top of the wall, works to Pond Wall were almost completed when they ground to a complete halt; Redcliffe Homes not being satisfied with the standard of work being carried out by the final team of workmen and dispensing with their services. Another Contractor has since been engaged by Redcliffe but, due to prior commitments, cannot commence work until 1st August. This unfortunately leaves building materials and unsightly obstacles (Portaloo) blocking the footpath behind the wall, preventing its usage until all work is safely completed and the fencing removed.

Q: Do UPC need to make representation to WC, requesting pressure be put on Redcliffe Homes to speed completion of works? **PW** - The sad fact is that there is a universal lack of skilled bricklayers in the construction industry and those that are will have prior commitments to fulfill.

RT – It is not a simple job to point Pond Wall, as a lime mortar must be used.

DM – Would hope that the Portaloo is not left in situ for the 6 weeks prior to works recommencing.

RT – Would request that Redcliffe track the whereabouts of 30 stainless steel Screwing Eyes (for securing Christmas lights), purchased by UPC and given to the Contractor to fix into the wall upon final completion.

Action BL (On behalf of UPC)

TH – Does UPC take action by reporting delay to WC for their intervention, or review the situation at its August meeting, when works to the wall should have commenced, if not been completed?

It was agreed, unanimously, to review progress of work on pond wall at the August UPC meeting and provide a situation update. **Action TH**

There being no other business, the Planning Meeting closed at 7:28 pm.

The proposed date of the next Planning Meeting is **Wednesday 12 July 2017 at 7:00 pm** in Urchfont Village Hall: preceding the Full Council meeting.

Planning Administrator Sandra Johnston – 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

