

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL held on Wednesday 14 February 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), Richard Hawkins (RH) Maria Kemp (MK) 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:** Tim Burns, Steve & Juliet Holt, Judy Boyt (Easterton PC), Brenda Potter, Peter Huntley, Paul & Annie Wylie, Joshua Toogood, Nicky Hammond, Phil Milanese.

Full Council Meeting opened by Chair Cllr Mottram, who welcomed all present, thanked Cllr Day for chairing the previous 2 meetings, then handed the meeting over to Lead of Planning, Cllr Hill.

**1. Apologies for absence:** Bill Donald (BD) Nicky Mitchell (NM) David Stevens (DS)

**2. Declarations of Interest:** None

**3. Minutes of a meeting** held on 10 January 2018: Signed as a true record: proposed by Cllr Day; seconded by Cllr Cowen; agreed unanimously.

**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) 17/10190/FUL** - Full Planning Application for use of land for Motocross track and agriculture with associated earthworks to form jumps; on land at Crookwood, SN10 (between Potterne & Urchfont) for Mr Tim Truman.

\*To date, 17 letters of representation had been received by WC Planning Office and/or UPC.

Site and access roads viewed on Friday 09/02/18 by 4 Parish Cllrs (TH/DM/RH/MK) & S Johnston.

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

Statement given by Mr Tim Burns – local resident

Mr Burns informed the committee that a great many local residents object to this planning proposal. Their objections include the safety issues caused by the sheer volume of traffic (enormous in 2017) travelling to and from the A360 along Stroud Lane & Crookwood Lane and through Potterne Wick. The single track road through Potterne Wick is not suitable for all the different sized vehicles which accompany these events and its junction with the A360 is extremely dangerous. At the junction, there is very poor visibility in both directions, for all oncoming traffic and for vehicles exiting the lane onto the main road. There are few passing places along the lanes and Mr Burns believed that, during one such event, an ambulance had had great difficulty in trying to access the site due to the amount of vehicles blocking its path. The infrastructure of the whole of the local area is unable to support such large events. More safety issues concern walkers, cyclists and horse riders who are all put at risk from such a high volume of non local traffic, especially at weekends when more countryside leisure pursuits take place. He believes the locality would not only be affected as already stated but would suffer also from excessive noise pollution and from air pollution caused by engine and exhaust fumes and the dust from track and jumps.

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

**SJ** – Informed the committee that she had attempted to contact the applicant, Mr Truman, to send an

agenda and invite him to speak with UPC but had no success.

**PW** – Cllr Whitehead pointed out that this is a planning application for the use of a site as a Motocross track at any time... and consequently beyond the permitted rights of 14 days use that currently exists. WC is actively involved in attempting to stop the application as it stands, because, if permission is granted, any other Motocross organisation could then use the track on additional days throughout the year (when cows are not grazing) without limitation. Heavy usage of local highways and excessive noise pollution would become a problem for all surrounding parishes; also whether travelling to this site from Potterne or Urchfont, a large amount of farmer's fields have access onto that lane. Last year Urchfont did not suffer from the noise as much as other parishes as the wind was in the 'right' direction for them.

PW also concerned with safety issues surrounding highway problems: the L hand turn from the Potterne Wick lane, out onto the A360 with a large vehicle, is a very dangerous manouever. There would be no controls over whether a child from the nearby equestrian centre might be riding past and the possibility of their horse being spooked by the noise of engines revving, especially before jumps. PW had researched MX tracks around Gloucestershire, finding many to choose from within 35 miles of this applicant's address.

**TH** – Parish Cllrs had visited the site and studied all lanes / roads with regard to access and egress. TH concerned that the applicant had applied for 4 events but following PW's comments this could increase considerably. The owner of the land could also decide at any time to stop using the field for agricultural use. He feared it would not just be local enthusiasts using the site, because many support letters had come from all parts of the UK, voicing hopes for national motocross eventing to be held at Crookwood. He fully supported Cllr Whitehead's decision to call this application in for consideration by the Area Planning Committee.

**GD** – Supported TH's views and also pleased that Cllr Whitehead had 'called in' the application. If requests for 4 events could increase to 14 with the possibility of many more, GD feared agricultural use of the land would eventually stop. GD also concerned that letters of support mentioned hopes for future National events to be held on this site, resulting in an unacceptable increase in traffic, noise, etc.

The Planning Committee found as follows:

**17/10190/FUL** - Cllr: Day proposed that UPC Planning Committee strongly **Object** to this application as follows – 'Unsuitable Location with Access difficulties resulting in Safety issues. The proposal also runs counter to Urchfont Parish Council's policy of supporting agricultural land for agricultural use' - Proposal seconded by Cllr Hawkins; motion passed unanimously.

**5b) 17/12166/FUL** - Full Planning Application for a Single Storey Annexe at 'Hales Farm', The Green, Urchfont, Devizes, Wiltshire SN10 4QU for Mrs Brenda Potter.

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

Site viewed on Saturday 10/02/18 by 6 Parish Cllrs (TH/LC/GC/GD/MK/DS).

Mr Huntley (Agent) & Mr G Potter were present to explain the proposal and answer any questions.

The Planning Committee found as follows:

All were agreed they had no problem with this application. Removing the existing building would be an improvement. The increase in the footprint of the proposed building was not considerable and would still remain a single storey building with no overlooking of neighbours.

**17/12166/FUL** - Cllr: Hill proposed that UPC Planning Committee **Support** this application; seconded by Cllr Thomas; motion passed unanimously.

**5c) 18/00200/FUL** - Full Planning Application for proposed conversion & extension to garage, with replacement pitched roof, into ancillary accommodation: at 'Lowfields', The Green, Urchfont, Wilts., SN10 4RB, for Mr Paul Wylie.

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

Site viewed on Friday 09/02/18 by 4 Parish Cllrs (TH/DM/RH/MK) & S Johnston.

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

The Planning Committee found as follows:

**TH** - Footprint of proposed extension not much larger than that of the existing garage. Only requires

planning permission as will extend outwards approximately 1m at the rear of the house. In his opinion, TH thought it a sensible application to provide ancillary accommodation. **MK** agreed with TH and opined the completed extension should blend well with the existing house.

**18/00200/FUL** - Cllr: Hill proposed that UPC Planning Committee **Support** this application; seconded by Cllr Kemp; motion passed unanimously.

**5d) 18/00348/FUL** - Full Planning Application for proposed replacement Dwelling with detached Double Garage (re-submission of 17/03496/FUL) 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.

Site viewed on Friday 09/02/18 by 4 Parish Cllrs (TH/DM/RH/MK) & S Johnston.  
Mr & Mrs Toogood were present to explain the proposal and answer any questions.

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

Statement given by Mr Joshua Toogood

Thanked UPC for their support of his previous planning application, which had been approved by WC. This application proposed the siting of that same dwelling deeper into the plot, with the elevation from the road remaining the same. The building had been reduced in depth to square it up and to allow for more parking spaces. This 'squaring up' had resulted in a revised layout of the interior of the house. The footprint of this new dwelling would not be much larger than that of the building already approved.

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

**TH** – Explained the differences between this new proposal and the original (supported by UPC). Squaring up the property and slightly increasing the footprint allowed for another bedroom to be created for a young family. Also in favour of demolishing the existing house, which he felt was not worthy of refurbishment.

**MK** - Felt these plans were a great improvement on the building that currently exists.

**RH** – UPC supported the original application and he believed the new proposal was not of great significance.

The Planning Committee found as follows:

**18/00348/FUL** - 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 January 2018**

**6a) 17/11755/FUL** - Full Planning Application for the erection of an Agricultural Building (re-submission of 17/06324/FUL) on land at Crookwood - The Ham Orchard, Crookwood, Devizes, SN10 5QS, for Mr Mark Whelehan.  
**Approve with Conditions**

**6b) 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.

**No Objection**

## **7. Matters for Report**

Cllr: Hill to give a further update on the landscaping behind Pond Wall.

**TH** - As directed at our last UPC meeting I submitted a 'Breach of Planning' report to WC regarding what UPC believed to be a breach of the planning application at Manor Farmyard, and non-compliance with the original Landscaping Schedule for the area behind Pond Wall.

The result of the WC enquiry into this is, in essence (full email circulated to council members \*), that a breach of the original planning permission (E/2012/0147/FUL), in respect of the landscaping schedule behind Pond Wall, had occurred. However, the developer had taken professional advice regarding the original trees planted behind pond wall and they were considered invasive and as a consequence would be detrimental to the wall. These original trees were removed and a Landscape Consultant suggested the Honey Locust tree as an alternative.

WC has now required the developer to submit a 'non-material amendment' to rectify the technical planning breach and this has been submitted. WC will not be pursuing the matter further.

(\* and available to the public, from planning administrator **SJ**, upon request)

**DM** – UPC should work with the management company on the overall appearance of trees growing behind

the wall and possibly plant bushes on the other side of the wall footpath to help soften the landscape.  
**TH** – Redcliffe Homes are still the management company but when they are ready to hand it on it may not be taken over by the residents of Manor Farmyard. Yes, there may be an opportunity to help with soft landscaping but UPC can only become involved if invited to do so by a management company.  
**RH** – Questioned whether the landscape consultant who recommended the Honey Locust trees could be held liable for any future damage caused by giving the wrong advice?  
**TH** – The WC arboriculturalist cannot be asked to give over-riding advice on species etc., as prior advice to Redcliffe had also come from tree professionals.  
**RT** – Q: Can UPC apply for planning permission from WC to plant other trees behind the wall?  
**TH** – A: UPC could then end up being held liable for any future damage to the wall caused by those trees.  
**GD** – Believed UPC should offer to work with the Manor Farmyard management company; recognizing that they held ownership of the wall, whilst UPC was responsible for the Pond itself. Otherwise, this situation could affect the long term integrity of the village and the conservation area.  
**RH** – Q: Has UPC established that Redcliffe Homes Ltd owns Pond Wall? **TH** – A: To the best of our ability.  
**BL** – Opined that as Redcliffe had questioned the fittings used by UPC to secure Christmas lights to the pond wall; had asked for full technical details which they then informed the Parish Clerk had been put on file; and had actually admitted to ownership in an email held by BD... then his answer to RH was yes.

**TH** – Another possible breach of planning believed to have occurred at the Beeches development site, a member of the public requested that the WC Enforcement Officer investigate the clearance, by the builders, of a TPO tree and other trees believed to be retained plantings on that site.  
The officer confirmed that the development was being built in accordance with the approved plans but it had been noted that the correct root protection was not in place for the 2 remaining TPO's on Blackboard Lane. The enforcement officer advised the site manager of the correct procedure and an implementation time and intended to re-visit the site to check on compliance.

**GD** – Requested it be minuted that UPC thanked the Urchfont Village Shop for organizing the re-location of its air-conditioning system/externally mounted heat-exchanger from the ground to its correct position on the outside wall, as specified in the approved planning application.

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

The scheduled date of the next Planning Meeting is **Wednesday 14<sup>th</sup> March 2018 at 7:00 pm** in Urchfont Village Hall.

Planning Administrator [Sandra Johnston](mailto:sandra-johnston@urcfont-pc.gov.uk) – 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 .....