

**DRAFT Minutes of the Urchfont Parish Council (UPC) Planning Meeting held on Wednesday 12<sup>th</sup> June 2019 in the Village Hall v.1**

**Present: Councillors:** Day (GD – Chairman), Hill (TH – Lead of Planning), Creasey (GC), Cottle (SC), Kemp (MK), Stevens (DS), Cottell (PC), Kinnaird (LK) and Botham (MB)

**Clerk to the Council:** Lunn (BL)

**Councillor for Urchfont & The Cannings:** Whitehead (PW)

**Members of the Public (for all or part of the meeting):** Mr M Smith, Mrs C Cannon, Ms N Hammond, Mrs E Bancroft, Mr R Hawkins

1. **Apologies** – Cllr Cowen (LC)
2. **Declarations of Interest** – None declared at the meeting
3. **Minutes of a meeting held on 8<sup>th</sup> May 2019.**

Proposal	Proposer	Seconder	Resolution
To accept and sign the minutes unchanged as a true and accurate record of the meeting	MK	SC	<b>AGREED</b> – two abstentions due to absence

4. **Matters arising from Minutes of 8<sup>th</sup> May 2019** – No matters raised.

5. **Plans for discussion**

5a. **19/04118/FUL & 19/04582/LBC – Single Storey rear extension together with minor internal alterations at 23 High Street, Wedhampton, SN10 3QE for Mr & Mrs Crawford**

- No letters of representation have been received by UPC or published on the WC website
- A site visit was made on 11<sup>th</sup> June 2019 by three councillors (TH, GD, MB) who met the applicant

TH noted that pre-planning advice had been gained from WC and that this had been taken account of in the proposals. The property is generally run down and subject to refurbishment by the applicant, this proposal related to an extension at the rear of the property. Plans on the WC website were confusing, but became clear during the site visit. MK commented that the proposals made a lot of sense, GD agreed and also noted that it would appear that proposals would only be visible from one neighbouring property who the applicant had consulted with.

Proposal	Proposer	Seconder	Resolution
To <b>SUPPORT</b> this application	TH	MB	Unanimously <b>AGREED</b>

5b. **19/04456/FUL – Proposed dwelling and external works at The Bottom, Urchfont SN10 4SD for Mr & Mrs Toogood**

- Three letters of representation have been received by UPC and distributed to all councillors prior to the meeting, one of which is also published on the WC website
- A site visit was made on 11<sup>th</sup> June 2019 by three councillors (TH, GD, MB) , the applicant / agent was did not attend.

TH commented that this site had been the subject of an approved application for a three bed house in 2017. The new application is for a four bed house with additional parking facilities.

*The Chairman closed the meeting for public participation.*

Mr Hawkins had submitted a letter of representation, but reiterated the fact that he and others had objected to the original 3 bed application and is objecting to the new application on the grounds that it does not comply with the UWLNP. He further went on to say that the community needs houses that are affordable for young families, this proposal will not meet that criteria. Average price of houses being built in the Parish is >£600k. Mr Smith agreed with Mr Hawkins and further questioned when and if UPC is going to ensure that UWLNP criteria is complied with. Agreeing to a 4 bed proposal will certainly not comply. These comments were all agreed by Mrs Cannon, Mrs Bancroft and Mrs Hammond.

*The Chairman re-opened the Council meeting.*

GD commented that he had difficulty separating the 3 and 4 bed applications, UPC had supported the 3 bed application and he now feels let down by the new application which does not conform to UWLNP Policy and criteria. As such he objects to this application and would prefer 2 x 2 bed houses on this site. MK felt that this was a totally inappropriate proposal which does not conform to the UWLNP. PC advised against suggesting 2 x 2 bed houses, GD was of the view that if UPC objects to this application the approved 3 bed house could still be built. MB and SC both commented that this application would dominate a very small plot. PW suggested that apart from not conforming to UWLNP Policy and criteria, the proposal does not fit in with the character and size of other houses in The Bottom.

Proposal	Proposer	Seconded	Resolution
To <b>OBJECT</b> to this application because: a. It does not conform to UWLNP Policy which emphasizes the need for a predominance of 2 and 3 bed houses b. The property will be totally out of character with other properties located in The Bottom c. The proposed house and car parking requirements is considered inappropriate for this small plot of land	TH	SC	Unanimously <b>AGREED</b>

**5c. 19/04945/FUL – Siting of timber cabin for use as farm office on land at Manor Farm, Wedhampton, SN10 3RR for Hon Mrs Morrison**

- No letters of representation have been received by UPC or published on the WC website
- A site visit was made on 11<sup>th</sup> June 2019 by three councillors (TH, GD, MB) who met the applicant

TH noted that a farm office had previously been included within an application for a grain dryer building which had been approved but is no longer being pursued by the applicant. The location for the wooden cabin is out of view to neighbouring properties. MB noted that the cabin is already on site but is to be re-sited to the location on the plans, he confirmed that it will have no impact on neighbours or public footpaths.

Proposal	Proposer	Seconded	Resolution
To <b>SUPPORT</b> this application	TH	MK	Unanimously <b>AGREED</b>

**6. Decisions received from Wiltshire Council since 4<sup>th</sup> April 2019**

**6a. 19/02916/FUL – Single storey front and side extension at 18 Walnut Close, Urchfont, SN10 4RU -APPROVE with conditions**

**6b. 19/02975/FUL – Proposed conservatory to rear elevation at 9 Manor Farmyard, SN10 4BA – APPROVE with conditions**

**6c. 19/03499/TCA – Works to various trees at The Grange, High Street, Urchfont, SN10 4QL – NO OBJECTION**

**6d. 19/03627/TCA – Works to weeping ash tree at Hanover House, High Street, Urchfont, SN10 4QH – NO OBJECTION**

**6e. 19/02982/FUL – Retrospective off street parking bay at Baish Cottage, Urchfont, SN10 4SD – APPROVE with conditions**

**6f. 19/04253/TCA – Works to trees at Wheelwrights, High Street, Urchfont, SN10 4QL – NO OBJECTION**

**6g. 19/03481/FUL** – Replacement of timber club house at Urchfont Tennis Club at Urchfont Recreation Ground – **APPROVE with conditions**

GD questioned whether it is correct to add Item 6g which was not included on the published agenda, BL responded that that this is allowable on the basis that it is for information only without any further discussion.

**7. Matters for Report**

**7a. 18/07314/TPO** – Fell Scots Pine at 11 The Orchard, Urchfont, SN10 4QX – having been refused WC approval on three occasions, Mr Myers has now submitted an appeal which will be heard by a presiding planning inspector on 2<sup>nd</sup> July 2019.

Details had been distributed to all councillors prior to the meeting. TH explained that this appeal has been made by Mr Myers following three rejections of separate applications by WC. UPC do not intend to attend the appeal hearing

The scheduled date for the next Planning Meeting is **Wednesday 10<sup>th</sup> July 2019 at 7:00 pm** in Urchfont Village Hall.