

MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONT PARISH COUNCIL
held on Wednesday 09 December 2015 at 7:00pm in the Conference Room of Urchfont Village
Hall **Being item A on the agenda of the Full Council Meeting.

Present: Acting Planning Chair Cllr: Dave Mottram Cllrs: Baker, Clifton-Page, Day, Donald, Gibb, Hill, Holt, Mitchell, Stephens & Planning Administrator S Johnston.

Also present: Parish Clerk B Lunn, Wiltshire Cllr. Philip Whitehead, WC Arboricultural & Landscape Officer David Wyatt, Applicants for 6a & 6b and 10 members of the public.

Cllr Mottram welcomed all present and opened the meeting by reminding Committee Members that they should look at planning applications within the context of the 6 criteria laid down in the new Policy Planning Document. **Namely:** Scale of development; Visual impact upon the surrounding area; Relationship to adjoining properties; Design - bulk, height and general appearance; Environmental /Highway impact; Car parking.

1. Apologies for absence received: Cllr Thomas (personal decision to absent himself from the meeting)

2. Declarations of Interest: Interest declared by Cllr Thomas on item 5.

3. Minutes of a meeting held on 11 November 2015 were signed as a true record. Proposed by Cllr Day, Seconded by Cllr Hill; agreed unanimously.

4. Matters arising from those Minutes: None.

5. Presentation by the Agents and Q&A session regarding a proposed development at 'Peppercombe'.

6. Plans for discussion

Committee Members are reminded that they should look at planning applications within the context of the 6 criteria laid down in the current Policy Planning Document. **Namely:** Scale of development; Visual impact upon the surrounding area; Relationship to adjoining properties; Design - bulk, height and general appearance; Environmental /Highway impact; Car parking.

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.

6a) 15/11684/FUL - Full Planning Application for the removal of existing rear WC Extension & Conservatory and construction of new Extension with flat roof and lantern; all at Thatched Cottage, Church Lane, Urchfont, Wilts., SN10 4QT, for Mr & Mrs J Watson.

*To date, no letters of objection to this application had been received by UPC and/or WC Planning Office.

A site meeting was held on 06/12/15 at which 6 Parish Cllrs., S Johnston & Mr & Mrs Watson were present.

**Councillor Mottram adjourned the planning meeting for public participation:-

Statement by John Watson – Applicant;

Mr Watson informed the Committee of he and his wife's wish to remove an existing conservatory and form a more permanent and larger dining area.

**Councillor Mottram re-opened the Planning Meeting:-

After a short discussion, the Planning Committee found as follows:

15/11684/FUL - Cllr: Holt proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Day; motion passed unanimously.

6b) 15/11806/FUL - Full Planning Application for a Single Storey rear Extension, to form Garden Room and Shower Room; all at 7 Foxley Fields, Urchfont, Devizes, Wilts., SN10 4SN, for Mrs Sheila Buckton.

*To date, no letters of objection to this application had been received by UPC and/or WC Planning Office.

A site meeting was held on 31/10/15 at which 5 Parish Cllrs., S Johnston & Mrs S Buckton were present.

**Councillor Mottram adjourned the planning meeting for public participation:-

Mrs Buckton was invited to speak but declined; being content with her interaction with Councillors at her site meeting.

**Councillor Mottram re-opened the Planning Meeting:-

After discussion, the Planning Committee found as follows:

15/11806/FUL - Cllr: Holt proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Stephens; motion passed unanimously.

7. Decisions received from Wiltshire Council since 06 November 2015

a) **15/08248/FUL** – Full Planning Application for the erection of an Agricultural Workers Dwelling (re-submission of 15/00981/FUL), at Knights Leaze Farm, Cuckoo Corner, Urchfont, Wilts., SN10 4RA for J & M Bodman Ltd. **Approve with conditions**

b) **15/09333/FUL** – Full Planning Application for the erection of a Single Storey rear Extension, with flat roof and lantern, at 9 Stonepit Lane, Urchfont, Wilts., SN10 4RW for Mr Chris King. (Owners Aster Housing Association). **Approve with conditions**

c) **15/09632/FUL** – Full Planning Application for the erection of an American Barn in the farmyard of Manor Farm, Lydeaway, Devizes, Wilts., SN10 3PU, for Mr N Plank. **Approve with conditions**

d) **15/10442/TPO** - Works to a Scots Pine to consist of raising Crown by 1.5m., slightly reducing height / shaping top and cutting back branches from a summerhouse: all at 11 The Orchard, Urchfont, Devizes, Wilts., SN10 4QX for Mr D Myers. **Approve with conditions**

8. For Consideration by Councillors - Appeal against a Refusal – Re: Land adjacent to Bell Caravan Park, Lydeaway, SN10 3PS. Proposed development: Erection of 2 no. dwellings (Outline application to determine access and layout) Re-submission of Planning application 14/06079/OUT.

The Planning Committee discussed the following points:-

- UPC twice supported the original planning applications for this site.
- The Urchfont, Wedhampton & Lydeaway Neighbourhood Plan does not include this area.
- Both Lydeaway and Wedhampton are areas of 'green space'.
- What weight does the Neighbourhood Plan have regarding this appeal?
- Wiltshire Councillor Philip Whitehead informed the Committee that there may have been more chance of approval by WC Planning Office, if this area had been mentioned in the Neighbourhood Plan. Councillor Whitehead felt that this was a very sustainable site with an excellent range of shops and amenities at The Old Potato Yard which is within a few hundred yards and also because there is a good bus route running past the site. The Caravan Park will be sustained by the properties being built and money raised to improve facilities on the site. PW also believed local businesses may be sustained by a flourishing (touring) caravan site.
- The site is not 'visible' as compared to the 4 new dwellings in close proximity.
- What is the role of UPC planning committee regarding planning appeals? Is it possible to support the application even though it goes against the Neighbourhood Plan doctrine?

The Planning Committee found as follows;

Cllr Donald proposed that:

A letter of Representation, supporting this planning appeal, should be sent to WC Planning Office and to WC Area Planning Committee.

Motion seconded by Cllr Day and supported by a majority of 8 Councillors, with 1 objection.

Action: DM The appeal is to be decided on the basis of a 'Written Representations' procedure and all communications to the Planning Inspectorate must be received by 31 December 2015.

9. Matters for Report

None

There being no other business, the Planning Meeting closed at 7:45 pm.

The proposed date of the next Planning Meeting is **Wednesday 06 January 2016 at 7:00 pm** in the Conference Room of Urchfont Village Hall

N.B. There will be no Parish Council Meeting on 20 January 2016 as previously stated.

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' – then 'Planning applications online', then 'Search by planning application number'; type application number into the box, click 'Search' and when the Planning Application Search comes up in blue, click on the underlined case number and the webpage for this planning application should open.

Signed

Date