

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL held on Wednesday 14 March 2018 at 7:00 pm in the Conference Room of Urchfont Village Hall... \* At item D 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:** F & M Botham (applicants for 5a), 7 members of the public and 2 members of the Wiltshire Police Community Speed Watch Team.

After a presentation given to the full Council Meeting by the Wiltshire Police Community Speed Watch Team, Cllr Mottram handed the meeting over to Lead of Planning, Cllr Hill, who welcomed all present.

**1. Apologies for absence:** None

**2. Declarations of Interest:** 5a) Cllr Mitchell: non pecuniary. 5c) Cllr Thomas: non pecuniary.

**3. Minutes of a meeting** held on 14 February 2018: Signed as a true record: proposed by Cllr Day; seconded by Cllr Mottram; agreed unanimously by all Councillors present at that meeting (2 were absent).

**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) 18/01206/FUL & 18/01348/LBC** - Full Planning Application for Internal Alterations and modifications. Also Guest Accommodation to the barn; all at Beech House, High Street, Urchfont, Devizes, Wiltshire SN10 4QN, for Mrs Fiona Botham.

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

Site viewed on Wednesday 14/03/18 by 8 Parish Cllrs (TH/LC/BD/GD/RH/MK/DM/NM) and S Johnston. Mr & Mrs Botham were present to explain the proposal and answer any questions.

The Planning Committee found as follows:

**GD** – Has no problem with this application. **NM** – Appear to be sensible modifications: all Cllrs in agreement. **DM** – To facilitate the barn conversion, removal of a Beech Tree on the boundary (growing in the neighbouring garden due to a wrongly placed fence) will need a TCA planning permission from W.C.

**18/01206/FUL & 18/01348/LBC** - Cllr: Hill proposed that UPC Planning Committee **Support** this application; seconded by Cllr Hawkins; motion passed unanimously.

**5b) 18/01387/FUL** - Full Planning Application for an Extension to roof and existing extension at 7 Walnut Close, Urchfont, Devizes, Wiltshire SN10 4RU, for Mr Neville Stanton.

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

Site viewed on Wednesday 14/03/18 by 4 Parish Cllrs (TH/LC/MK/DM) and S Johnston. Mr Andrew Stanton was present to explain the proposal and answer any questions.

The Planning Committee found as follows:

**TH** – The application is part of a proposal by the owners to carry out an overall refurbishment of the entire

property. **MK & LC** – Agreed the proposed works would be a great improvement at the rear of the building. **18/01387/FUL** - Cllr: Hill proposed that UPC Planning Committee **Support** this application; seconded by Cllr Kemp; motion passed unanimously.

**5c) 18/02013/VAR** - Variation of Condition 2 in relation to planning permission 16/01152/FUL - to allow for amended access design and use of existing garage for the occupants of Plot 1 - to avoid unnecessary demolition on Land at Peppercombe, Peppercombe Lane, Urchfont, Wiltshire, SN10 4QR, for Princeton Homes (Urchfont) Ltd.

\*To date, 1 letter of representation had been received by WC Planning Office and/or UPC. Site viewed on Wednesday 14/03/18 by 8 Parish Cllrs (TH/LC/BD/GD/RH/MK/DM/NM) and S Johnston. Managing Director Andrew Turner was present to explain the proposal and answer any questions.

Extracts from Design Statement of planning application/ permission - 16/01152/FUL

*"The proposed improvement of the access into the site will improve the safety of pedestrians and vehicle-users whilst also enabling delivery and refuse vehicles to turn safely within the site".*

**Vehicular Access:**

*"The existing access to the site is quite narrow (3m) at a pinch point to the southern boundary of the site. This section of Peppercombe Lane is an un-adopted concrete road. Officially the lane at this point is designated as a footpath (Urchfont Footpath 7); however it was constructed as a road in 1957 by (the then) Devizes Rural District Council to serve the Sewage Treatment Works. The lane has been maintained since that time by the Council firstly and latterly by Wessex Water who have responsibility for the treatment works. The lane is also used by the local farmer for access to the fields to the North West of the site".*

- *"When the new access turning head is constructed to an adoptable standard, Wiltshire Council would adopt the newly formed road access and turning head under a Section 228 agreement once constructed".*

The Planning Committee found as follows:

**TH** - 8 UPC Cllrs had attended a site meeting at the Peppercombe development and discussed the application with Mr Andy Turner, Managing Director of Princeton Homes. The plan is for a new access drive with a slightly enlarged turning area, inside the site, to accommodate re-cycling vehicles.

**RH** – The altered access/egress having already been put in place, he does not believe the application can be called a variation on a condition from a previous planning permission: it appears to be retrospective. To have already restructured the access from the highway indicates that permission has been granted by WC, so why ask UPC to consult on it? Very few residents received WC letters informing of the new application. The new portion of highway constructed forms an inward curve from the Peppercombe entrance to the pinch point at Peppercombe Close; assuming the appearance of a layby not a widening of the existing highway. The original scheme appeared to show exiting traffic from the development following the line of the proposed boundary wall of plot 1 (constructed in January), which would have been more visible to vehicles turning out of Peppercombe Close. RT opined this is a poor solution for residents but obviously a less expensive and achievable one for the developer.

**GD** – For highways to accept this change, permission must first have come from the Planning Dept at WC.

**DM** – Agreed with RH this should have been put through as a retrospective application. Andy Turner informed UPC he had applied for an amendment but WC Planning had deemed it a variation of condition 2 of the permission statement.

**RH** – Even though the work has been carried out, is this something UPC can still comment on? He would wish to see a representative from WC Highways visit the site and discuss the perceived problems with UPC.

**DM** – Does the committee feel the re-designing of the plans will improve or worsen the access situation?

**RH** – The pinch point still remains at the top of the road from the development, where Peppercombe Close, Church Lane and the Village Hall car park feed into the lane...

**GD** ...and the sheer volume of traffic at this junction will worsen the possibility of collisions. GD assuming the widening of the lane between the junction and the entrance to Peppercombe may be intended as a passing place?

**Councillors** were in agreement that vehicle priority is on the main road (Peppercombe Lane) and all other drivers accessing this roadway must give way. Visibility on leaving Peppercombe Close is very limited when looking to the left, and is even more limited when looking to the right on leaving the Village Hall car park.

**Q:** Would a change in the road markings help? **A:** Another reason to request a discussion with Highways.

**18/02013/VAR** - Cllr: Hawkins proposed that UPC Planning Committee **Object** to this application; subject to Highways visiting the site and developing mitigating solutions to provide improved sight lines and safer vehicle entry / egress, from all roads at the junction (with Peppercombe Lane & Church Lane); seconded by Cllr Day; motion passed unanimously with 1 abstention for a declared N/P Interest.

**6. Decisions received from Wiltshire Council since 08 February 2018**

**6a) 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. **Approve with Conditions**

**6b) 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. **Approve with Conditions**

**6c) 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. **Approve with Conditions**

**7. Matters for Report**

None

There being no other business, the Planning Meeting closed at 7.58 pm.

The scheduled date of the next Planning Meeting is **Wednesday 18<sup>th</sup> April 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 .....