

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL  
held on Wednesday 10 August 2016 at 7:00pm in the Conference Room of Urchfont Village  
Hall.**

**Present:** UPC Chair Cllr Mottram, Vice Chair Cllr Donald. Cllrs: Chapman, Hill, Mitchell, Stephens, Thomas & Planning Administrator Sandra Johnston.

**Also present:** Applicant for 7a/b.

Cllr: Mottram welcomed all present and opened the Planning meeting;

- 1. Apologies for absence received:** Cllrs: Baker, Day, Gibb & Holt.
- 2. Declarations of Interest:** None.
- 3. Minutes of an Interim meeting** held on 31 May 2016 were signed as a true record. Proposed by Cllr Hill, Seconded by Cllr Mitchell; agreed unanimously.
- 4. Minutes of a meeting** held on 08 June 2016 were signed as a true record. Proposed by Cllr Mottram, Seconded by Cllr Donald; agreed unanimously.
- 5. Minutes of an Interim meeting** held on 04 July 2016 were signed as a true record. Proposed by Cllr Hill, Seconded by Cllr Mitchell; agreed unanimously.
- 6. Matters arising from those Minutes:** Item 4 6a) – Cllr. Chapman queried the placement of the new barn at Marsh Lane: Cllr. Mottram assured him it was positioned as shown on the approved plans.

**7. Plans for discussion**

Council Members were reminded 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, that they should consider planning applications within the context of the 6 criteria laid down in the current Planning Policy 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.

\*\*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 was adjourned at the beginning of each Planning Application to enable members of the Public to express their views on that particular application.**

7a) **16/06066/FUL** - Full Planning Application for the erection of a single storey lean-to Extension to side of property at Pyncent Cottage, The Green, Urchfont, Wilts., SN10 4RB for Mr Gareth Thomas

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

7b) **16/06709/LBC** - Listed Building Consent for the erection of a single storey lean-to Extension to side of property at Pyncent Cottage, The Green, Urchfont, Wilts., SN10 4RB for Mr Gareth Thomas.

\*To date, 1 letter of support & no letters of objection had been received by UPC and/or WC Planning Office.

A site meeting was held on 08/08/16 at which Mrs Thomas, 5 Parish Cllrs & S Johnston were present.

Statement by Mr Gareth Thomas – Applicant:

To create a kitchen which might comfortably and practically service the everyday lives of their family, Mr & Mrs Thomas wished to place a 'Lean-to' extension on the East elevation of their property (in the location of a previous half timbered bay demolished in 1938), thereby extending the working area of the existing small kitchen, this being only approximately 6ft wide and not suited to the requirements of modern life. Extensive pre-application discussion had taken place between the Senior Conservation Officer, the applicants and their agent and a reduced scheme then sent to WC for comment. The extension now proposed is more modest in size, subservient to the host and does not visually impinge on the front or rear of the cottage. Traditional materials of feather edge boarding and natural slate have been chosen to match the former historic property. A single 750ml opening is proposed between the existing kitchen and extension, thereby removing as little of the plinth and cill beam as possible.

The Conservation Officer has concerns regarding any loss of historic fabric impacting on the structural integrity of the building and the change to the cellular nature of the existing kitchen.

Close inspection, by the agent, of the NE wall has revealed a plinth of composite construction made of brick & concrete blockwork: this in marked contrast to the circa 1600's plinth at the base of the front & rear elevations, consisting of a substantial cobbled stone construction with the projection being twice the depth of that of the plinth on the NE elevation. Concrete blockwork would indicate a rebuilding of 20<sup>th</sup>C construction and that the NE wall would have been an internal wall prior to the extensive re-modelling of the house, internally & externally, during works carried out in 1938.

The Planning Committee found as follows:

- Pyncent Cottage is a Grade II listed building. Extensive renovations and removals have probably been carried out since its construction in 1540; most especially in 1938, as is apparent from photographic evidence.
- Sensitively, the proposed construction is of reasonable proportion to the existing house and would have no permanent connection to the original building.
- From exploratory evidence, it would appear that, before the NE bay was demolished, there was an original internal doorway, this being between 2 timber frames and subsequently filled in using 20<sup>th</sup>C materials. Hopefully, this might be re-opened with no harm to the existing historic fabric, to create access from the existing kitchen to the proposed extension.
- The kitchen is clearly inadequate and impractical for a house of this size.
- Neighbours have been positive in their response.

**16/06066/FUL & 16/06709/LBC** - Cllr: Hill proposed that UPC Planning Committee **Support** this application, particularly as there is a practical need to extend the existing galley kitchen. The design is in keeping with the building, as are the materials. The size is not overbearing and the proposed structure would replace a part of the cottage that was demolished in 1938: Seconded by Cllr Chapman; motion passed unanimously.

7c) **16/06612/LBC** - Listed Building Consent for the removal of an internal wall at ground level and the insertion of new structural beam at Urchfont House, Urchfont, Wilts., SN10 4RP for Mr M Chick.

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

The Planning Committee found as follows;

**16/06612/LBC** – Given that the WC Conservation Officer had submitted a comprehensive and supportive report on this application, Cllr: Hill proposed that the UPC Planning Committee **Support** the application: Seconded by Cllr Thomas; motion passed unanimously.

7d) **16/06717/TCA** - Works to Trees in a Conservation Area: to fell 2 no. Holly Trees at Penning House, High Street, Urchfont, Wilts., SN10 4QH for Mrs L Pottinger.

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

The Holly trees had been seen on a previous site visit.

**16/06717/TCA** – The UPC Planning Committee **retrospectively Supported** this application, even though it had been approved on the 8<sup>th</sup> by the assigned WC Planning Officer.

7e) **16/07145/TCA** - Works to Trees in a Conservation Area to consist of removing 2 no. lower branches of a Robinia & pruning upper crown by 2 metres. Also, to cutting back Holly, Plum & various shrubs to the boundary wall. All at 1 Manor Farmyard, Urchfont, Wilts., SN10 4BA, for Mrs Lynda Macevoy.

\*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 08/08/16 at which Mrs Macevoy & 5 Parish Cllrs were present.

The Planning Committee found as follows:

- It was apparent from viewing the site, that proposed works to the trees & shrubs encroaching from the garden of The Old Vicarage had become necessary.
- A letter of permission, sent from the executor to the estate of the Old Vicarage, had been received by the applicant.

**16/07145/TCA** - Cllr: Hill proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Thomas; motion passed unanimously.

## **8. Decisions received from Wiltshire Council since 02 June 2016**

8a) **16/01099/FUL** - Full planning application for the demolition of existing dwelling and erection of two three bedroom and two four bedroom houses, garages and associated works (resubmission of 15/11645/FUL); all at 'The Beeches', Blackboard Lane, Urchfont, Devizes, Wilts., SN10 4RD, for Qdos Homes Ltd. **Refused**

8b) **16/01152/FUL** - Full planning application for the Demolition of existing dwelling and Erection of five new dwellings & associated domestic garages and Access Improvements; all at Peppercombe, Peppercombe Lane, Urchfont, Wilts., SN10 4QR for Mr A Turner. **Approve with conditions**

8c) **16/01519/FUL** - Full planning application for an Amendment to the design of Plot 1, at Manor Farmyard, Urchfont, Wilts., SN10 4QP, for Redcliffe Homes Ltd. **Approve with conditions**

8d) **16/04128/FUL** - Full Planning Application for a proposed Hay Storage Barn at Marsh Lane Barns, Marsh Lane, Urchfont, Devizes Wilts., SN10 3PR for Mr Martin Bodman of J & M Bodman Ltd.. **Approve with conditions**

8e) **16/04488/FUL** – Full Planning Application to Replace an existing Conservatory at 1 Church View, Urchfont, Wilts., SN10 4QR for Mr & Mrs R Smith. **Approve with conditions**

8f) **16/05181/TCA** – Works to Trees in a Conservation Area: 3 x Beech Trees – reduce limbs by approximately 1 - 2m and Fell 1 x Ash tree; all at Fiddlers Cottage, The Green, Urchfont, Wilts., SN10 4RB, for Mr Rob Church. **No Objection**

8g) **16/04537/FUL** - Full planning application for Extension and Alterations, following the demolition of existing single storey side extension; all at Beech House, Urchfont, Wilts., SN10 4QN, for Mr & Mrs D Harrison. **Approve with Conditions**

8h) **16/05253/LBC** – Listed Building Consent for internal & external alterations, part demolition to enable the erection of new & replacement extension, also repairs to main house; all at Beech House, Urchfont, Wilts., SN10 4QN, for Mr & Mrs D Harrison. **Approve with Conditions**

8i) **16/05338/TCA** - Works to trees in a Conservation Area to include; 1 no Pear tree - reduce height by approx 33% - 50%; at Pyncent Cottage, The Green, Urchfont, Wilts., SN10 4RB, for Mr Gareth Thomas. **No Objection**

## **9. Matters for Report**

### Report on Planning Application 15/11764/VAR - Pond Wall

**TH** reported he had made enquiry with WC to establish the current status of this application. The reply from the Planning Officer was that the application was still to be determined by WC, who are awaiting a detailed 'specification of works' schedule from the owners. An extension until 30th September has been granted.

**DM** questioned if the current Variation Application was to be amended once the awaited specification of works had been received, or would WC seek a new variation planning application? In any event UPC would wish to be consulted in any deliberations.

**ACTION - TH** to raise the above with WC.

There being no other business, the Planning Meeting closed at 7:48 pm.

The proposed date of the next Planning Meeting is **Wednesday 14 September 2016** at **7:00 pm** in Urchfont Village Hall: at item A on the Full Council agenda.

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'; 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 .....