

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL held on Wednesday 09 September 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, Day, Donald, Gibb, Holt, Mitchell, Stephens, Thomas & Planning Administrator S Johnston.

**Also present:** Parish Clerk B Lunn, Wiltshire Cllr. Philip Whitehead & 3 members of the public, as detailed in the Full Council Minutes.

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:** Cllrs: Clifton-Page & Hill.

**2. Declarations of Interest:** None

**3. Minutes of a meeting** held on 08 July 2015 (there being no meeting in August) were signed as a true record. Proposed by Cllr Donald, seconded by Cllr Holt; agreed unanimously.

**4. Matters arising from those Minutes:** None

**5. Plans for discussion**

a) **15/08026/FUL** – Full Planning Application for an Extension to an existing brick/timber clad detached workshop at Orchard Barn, Lydeaway, Devizes, Wilts., SN10 3PU for Mrs Sophie Hitchens.

\*\* Cllr. Mottram adjourned the planning meeting for public participation:

Statement from Mrs D Mackey – Adjacent neighbour:

Mrs Mackey noted that, although the application is in the name of Mrs Sophie Hitchens, the proposed plan allows for 2 businesses. Mrs Hitchens' business requires office space but Mr Hitchens is a furniture maker, currently based on an industrial estate. Mr & Mrs Mackey understand that the furniture making business will re-locate to Orchard Barn and, there being no information as to the full extent of Mr Hitchens trade: type of machinery used, deliveries of materials, staffing levels, hours/days of business etc., they have concerns as to the potential level of noise and general disruption which may be generated in the future.

\*\*Councillor Mottram closed public participation and re-opened the planning meeting:

To date, no letters regarding this application had been received by WC Planning Office or UPC.

With the permission of Mrs Hitchens, a site meeting was held at Orchard barn on 07 Sept. 7 Cllrs were present.

**15/08026/FUL** - The Planning Committee found as follows:

Cllr Holt informed the Committee that Orchard Barn currently has Class B1 Business status. This permits the premises to be used for all or any of the following purposes:-

a) As an office, other than a use within class A2 (financial and professional services).

b) For research and development of products or processes.

c) For any industrial process being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

\*NB - Woodworking premises fall under Class B1.

For information only, Cllr Holt noted that:-

Wiltshire Core Strategy 34 (edit) states: Achieving the strategic objective to deliver a thriving economy which provides a range of job opportunities in Wiltshire depends on retaining the availability of and enhancing existing employment sites, as well as creating new opportunities in appropriate locations.

UWLNP (Urchfont Wedhampton Lydeaway Neighbourhood Plan) draft Policy Local Economy & Enterprise Chapter (Policy LB2) states:

The establishment or expansion of small scale employment enterprises in existing premises or on new sites will be supported if:

a) They are within or adjacent to the Urchfont development boundary or the Lydeaway Old Potato Yard complex.

- b) They are for businesses which are appropriate to the rural environment.
- c) They provide adequate car parking and access, they do not create traffic flow problems or generate traffic of a type or amount inappropriate to rural roads.
- d) The proposals are compatible with the uses in the surrounding buildings.
- e) The siting, scale, design and materials of new development are compatible with the rural character of the area.
- f) The traditional character of existing buildings is not lost.
- g) There is no harm to local heritage and/or biodiversity.
- h) There is no harmful impact from development and new curtilage on local landscape character.
- i) They do not create excessive noise, fumes, vibration or lighting problems.
- j) They make a positive contribution to sustainability and well-being of the Parish community.
  - At the site meeting, concerns had been expressed by Councillors as to the close proximity of Andover House to the Barn and possible noise nuisance.
  - UPC felt that, after a business commenced trading, it would be for a neighbour to complain of any impactive noise and disruption to the Environmental Health Officer.

Councillor Holt proposed that Urchfont Parish Council Planning Committee **Support** this application and trust the furniture business will continue to conform to its current B1 use status.  
 Seconded by Cllr Donald; motion passed unanimously.

**5b) 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.

To date, 1 letter supporting this application had been received by WC Planning Office.

With the permission of Mr M Bodman, a site meeting was held at Knights Leaze Farm on 7th Sept., at which 7 Cllrs were present.

**15/08248/FUL** The Planning Committee found as follows:

- No changes have been made to the design, size or siting of this dwelling since the original application (15/00981/FUL) had been considered and supported by UPC on 11 March 2015

Cllr Donald therefore proposed that Urchfont Parish Council Planning Committee **Support** this application;  
 Seconded by Cllr Day; motion passed unanimously.

## **6. Applications studied by UPC & UPC Planning Group since 03 July 2015 & their response to Wiltshire Council**

- a) **15/06375/TCA** - Works to trees to consist of the felling of 1no. Ash (T1), 3no. Ash Stems (T3) and 1no. Elm (T5); all at Little Oakfrith, 6 Peppercombe Close, Urchfont, Devizes, Wilts., SN10 4QS for Mrs Sally Leask. **No Objection**
- b) **15/06381/TPO** - Works to trees to consist of the reduction of 1no. Lawson Cypress (T4), by 4 metres and the felling of 1no. Larch (T2); all at Little Oakfrith, 6 Peppercombe Close, Urchfont, Devizes, Wilts., SN10 4QS for Mrs Sally Leask. **No Objection**
- c) **15/06457/TCA** - Works to trees to consist of the felling of 1no. dying Crab Apple tree at Orchard Cottage, The Green, Urchfont, Devizes, Wilts., SN10 4QU for Mr Ian Smith. **No Objection**
- d) **15/06731/FUL** – Full Planning Application to erect a single storey rear Extension at Penning House, High St., Urchfont SN10 4QH for Mr & Mrs A Pottinger. **Support**
- e) **15/06823/FUL** – Full Planning Application for Alterations and Extension at Seymour House, The Green, Urchfont, SN10 4RB, for Mr & Mrs I Beaumont. **Support**

## **7. Decisions received from Wiltshire Council since 03 July 2015**

- a) **15/02170/FUL - Amended Plans received** for the demolition of existing Barn on Plot 19 and its reconstruction for 1 no. dwelling and associated works, at Manor Farm Yard, High Street, Urchfont, Devizes, Wilts., SN10 3QB, for Redcliffe Homes Ltd. **Approve with conditions**

- b) **15/03109/LBC** - Full Planning Application for the replacement of non-original 1960/70's windows with wooden flush casement windows, as follows:- 2 x third floor dormer windows; 3 x rear windows; 1 x set rear French Doors. N.B. Remaining front windows at the property are original windows, not to be replaced only painted: all at The Forge, High Street, Urchfont, Devizes, Wilts., SN10 4QH, for Mrs Victoria Lemon.  
**Approve with conditions**
- c) **15/04348/FUL** – To be considered: **Additional information + Environmental Noise Assessment** for the erection of a Building for Grain Drying and Storage at Rookery Farm, Cemetery Lane, Urchfont, Devizes, Wilts., SN10 4RY; for J. Snook & Sons Ltd.  
**Approve with conditions**
- d) **15/04461/FUL** – Proposed Replacement timber framed Garage with storage over and creation of Access Track, all at Manor Farm House, Lydeaway, Nr Devizes, Wilts., SN10 3PU for Mr Nick Plank.  
**Approve with conditions**
- e) **15/05743/VAR** - Variation of Condition 6 of planning application K/043454 – To alter the 'goods allowed to be sold/traded' at the Unit to enable the sale of cycle racks and other cycle parking related equipment, with ancillary office/storage space: all at Unit 6, The Old Potato Yard, Manor Farm, Lydeaway, Devizes, SN10 3PU, for B & D Plank & Son.  
**Approve with conditions**
- f) **15/06375/TCA** - Works to trees to consist of the felling of 1no. Ash (T1), 3no. Ash Stems (T3) and 1no. Elm (T5); all at Little Oakfrith, 6 Peppercombe Close, Urchfont, Devizes, Wilts., SN10 4QS for Mrs Sally Leask.  
**No Objection**
- g) **15/06381/TPO** - Works to trees to consist of the reduction of 1no. Lawson Cypress (T4), by 4 metres and the felling of 1no. Larch (T2); all at Little Oakfrith, 6 Peppercombe Close, Urchfont, Devizes, Wilts., SN10 4QS for Mrs Sally Leask.  
**Approve with Conditions**
- h) **15/06457/TCA** - Works to trees to consist of the felling of 1no. dying Crab Apple tree at Orchard Cottage, The Green, Urchfont, Devizes, Wilts., SN10 4QU for Mr Ian Smith.  
**No Objection**
- i) **15/06731/FUL** – Application to erect a single storey rear Extension at Penning House, High St., Urchfont SN10 4QH for Mr & Mrs A Pottinger.  
**Approve with Conditions**
- j) **15/06823/FUL** – Application for Alterations and Extension at Seymour House, The Green, Urchfont, SN10 4RB, for Mr & Mrs I Beaumont.  
**Approve with Conditions**

**8. Matters for Report** - None

There being no other business, the Planning Meeting closed at 7:21 pm.

The proposed date of the next Planning Meeting is **Wednesday 14 October 2015 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' – 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 .....

