

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL
held on Wednesday 25 July 2018 at 7:00 pm in the Conference Room of Urchfont Village Hall.**

****At item B on the Full Council meeting agenda.**

Present: UPC Chair Dave Mottram (DM) Lead of Planning Trevor Hill (TH) Philip Cottell (PC) Graham Creasey (GC) Bill Donald (BD) Richard Hawkins (RH) Maria Kemp (MK) Nicky Mitchell (NM) David Stevens (DS) and Planning Administrator Sandra Johnston (SJ)

Also present: Clerk to the Council Bob Lunn (BL)

Members of the public: Mr Rodney Gillington; applicant for 5b. Mrs B Potter & Mr I Johnston.

1. Apologies for absence: Cllr. Lewis Cowen (LC) Cllr. Graham Day (GD).

2. Declarations of Interest: Cllr Mitchell – Pecuniary interest in Item 5a.

3. Minutes of a meeting held on 13 June 2018: Signed as a true record:- Proposed by Cllr Kemp; seconded by Cllr Mitchell; agreed unanimously.

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 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: If necessary, 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.

5a) 18/05833/TCA - Works to trees in a Conservation Area to consist of Felling 3 no. Small Ash trees and Removal of 1 no. overhanging branch of an American Oak: all at 1 Oakston, High Street, Urchfont, Devizes, Wilts., SN10 4QL for Mrs Nicola Mitchell.

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

Site viewed on Friday 20/07/18 by 3 Parish Cllrs (TH/DM/LC). Mrs Mitchell was present to explain the proposal and answer any questions.

The Planning Committee found as follows:

TH – The applicant had shown councillors the 3 Ash trees, all self set and compromising overhead wiring, and the limb of the Oak, which overhung a neighbouring garden and was pressing on the fence.

DM – Opined that the proposal of works was sensible management.

18/05833/TCA - Cllr Hill proposed that the UPC Planning Committee register **No Objections** to this application; proposal seconded by Cllr Cottell, resolution agreed unanimously by all voting Cllrs. (NM having declared a pecuniary interest in the application).

5b) 18/05917/FUL - Full Planning Application for a proposed Rear Conservatory at 19 Manor Farmyard, Urchfont, Devizes, Wilts., SN10 4BA, for Mr Rodney Gillington.

* To date 1 letter of representation from 18 Manor Farmyard, in favour of this application, had been received by WC Planning Office.

Site viewed on Friday 20/07/18 by 4 Parish Cllrs. (TH/DM/LC/NM). Mr & Mrs Gillington were present to explain the proposal and answer any questions.

****The Planning meeting was adjourned for public participation:-**

Mr Rodney Gillington – Applicant

Mr Gillington explained that the proposed conservatory would be erected in an area at the rear of his house that is not overlooked and would have a minimal effect on no 18, the adjoining property. The existing close boarded fence would be replaced by the brick side wall of the conservatory.

****Public participation was closed and the planning meeting re-opened:**

The Planning Committee found as follows:

Councillor Hill had studied the conditions given by WC Planning Dept subject to permission being granted for the Manor Farmyard development.

Paragraph 28 states:-

'Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development (including garages) hereby permitted'.

REASON:

'To safeguard the character and appearance of the conservation area and the character of the area of minimum change and to enable the local planning authority to consider individually whether planning permission should be granted for additions, extensions or enlargements'.

TH – Understood these conditions to read that the decision for allowing any additions, extensions or enlargements on the site ultimately lay with the WC Planning Department and its due planning process.

DM – The proposal appeared to be a sensible use of the 'dead space' between the dining room wall and boundary fence, needing only 2 walls and a roof to provide a conservatory at the rear of the house.

NM – Erecting a conservatory seems a logical and practical way to utilise this space.

RH – The proposal appears quite modest in size and appearance.

18/05917/FUL – Cllr Hill proposed that the UPC Planning Committee **SUPPORT** this application, proposal seconded by Cllr Mitchell; resolution agreed unanimously.

6. Decisions received from Wiltshire Council since 08 June 2018

6a) 18/01333/FUL – Full Planning Application for a Linear Extension to an existing agricultural building; at Marsh Lane site, Marsh Lane, off A342, Nr Urchfont, Devizes, Wilts., SN10 3PR, for Mr Martin Bodman.

Approve with Conditions

6b) 18/04302/FUL - Full Planning Application for a Single Storey Extension to form Annexe to existing building; at Stert Valley Farm, Crookwood Lane, Potterne, Wilts., SN10 5QS, for Mrs Claire Sims.

Approve with Conditions

6c) 18/04515/TCA – Works to trees in a Conservation Area to consist of Felling 1 x Beech tree at Cedar View, High Street, Urchfont, Wilts., SN10 4QN; for Mrs Claire Young.

No Objection

6d) 18/05072/TPO – Works to TPO trees to consist of Felling 1 x Scots Pine at 11 The Orchard, Urchfont, Wilts., SN10 4QX, for Mr David Myers.

Refuse

6e) 18/05430/TCA - Works to trees in a Conservation Area to consist of Felling 8 x Leylandii and Reducing Leylandii Hedge to 3 – 4 mtrs: all at Chestnut Cottage, Wedhampton, Wilts., SN10 3QA, for Kerry Robinson.

No Objection

7. Matters for Report - None

There being no other business, the Planning Meeting closed at 7:12 pm

The scheduled date of the next Planning Meeting is **Wednesday 08 August 2018 at 7:00 pm** in Urchfont Village Hall.

Planning Administrator [Sandra Johnston](mailto:sandra-johnston@urc.gov.uk) – 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' – 'Planning applications online' - 'Search by planning application number' – 'application number.'

SignedDate