

MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL held on Wednesday 19 October 2016 at 7:00pm in the Conference Room of Urchfont Village Hall.

Present: UPC Chair Dave Mottram (DM) Vice Chair Bill Donald (BD). Cllrs: Paul Baker (PB), Graham Day (GD) Helen Gibb (HG) Trevor Hill (TH) Nicky Mitchell (NM) Andy Stephens (AS) Royston Thomas (RT) & Planning Administrator Sandra Johnston.

Also present: Parish Clerk Bob Lunn, Wiltshire Cllr Philip Whitehead and 6 members of the public.

Cllr Mottram opened the meeting by welcoming all present and making the following statement regarding the Planning & Full Council meetings held on 14 September 2016.

"As many of you are aware, at our planning meeting on 14th September, 2 Councillors declared an interest in agenda item 5a) 16/07268/VAR - Councillor Stephens non-pecuniary, and Councillor Holt pecuniary.

Councillor Holt then chose to speak during the Council discussion, despite not having dispensation to do so. Unfortunately, neither the Parish Clerk nor myself alerted Councillor Holt, or others present, to this breach of regulations at the time. Since the meeting the Parish Clerk and I have satisfied ourselves that this breach did not affect the Council's decision. Notwithstanding this, I wish to apologise for the oversight.

Furthermore, I am aware that in Chairing the meetings on 14th September I became rather exasperated. I apologise for any offence my behaviour caused."

1. Apologies for absence received: Cllr: Chapman.

2. Declarations of Interest: None

3. Minutes of a meeting held on 14 September 2016 were signed as a true record. Proposed by Cllr Day, Seconded by Cllr Thomas; agreed unanimously.

4. Minutes of an extra-ordinary meeting held on 05 October 2016. Proposed by Cllr Day, Seconded by Cllr Hill; agreed unanimously.

5. Matters arising from those Minutes: Cllr Donald thanked Cllrs Day, Hill & Thomas for working over a weekend to compile the content of a letter of objection to the Planning Inspectorate, sent by Urchfont PC, regarding the appeal by Qdos Homes against a WC decision to refuse planning permission for 16/01099/FUL

6. 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 have regard to the visual impact upon the surrounding area and its 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: 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.

6. Plans for discussion

6a) **16/08918/VAR** - Variation of Condition 2 on planning application 15/02170/FUL, to allow for changes to the ridge height, use of leadwork around windows on East elevation, change in materials on NE corner and insertion of a second dormer to the West elevation: all at Plot 19, Manor Farmyard, Urchfont, Wilts., SN10 4QP, for Mr J Browne of Jeremy Browne Associates.

*To date, 5 letters of representation had been received by WC Planning Office and/or UPC.

All letters of representation had been read by UPC Planning Committee.

The site was viewed independently by Parish Councillors.

The Planning Committee debated as follows:

TH – The changes to the ridge height, use of materials and lead work appear to be necessary variations for the builder to request. In Cllr Hill's opinion, the main issue in this planning application is the proposal to

allow the insertion of a second dormer window to the Western elevation of the building. The dormer is required to give more light to an upstairs bedroom and to balance the look of the building from the front.

RT - As it now stands, Plot 19 complements Plot 18 (its Northern neighbour), which also has an offset front dormer in its roof. A visual imbalance may occur if another dormer is added to plot 19, creating a row.

DM – Although a dormer would improve natural lighting to the bedroom, its installation would create a change in the structural nature of the building. The structural change is the main issue for debate by UPC.

GD – When originally considering previous planning applications, Urchfont PC was exercised as to the former representation of the original barn’s ‘Loading Eye’. What has been built on Plot 19 is a compromise between all parties and problems with insufficient lighting and the upper floor arrangement of rooms in this building should not be of concern to UPC. It is the builder’s concern.

TH – After listening to various comments regarding the creation of light into the 1st floor rooms and how the main bedroom would be improved by such, Cllr Hill opined that the discussion should be confined to what has been built on Plot 19 and how the visual integrity of the existing building would be affected by the proposed change. A replication of the original Barn was what had been desired by the community and by WC planning officers and it was his opinion that what had been built to date was as good a representation as all parties were likely to get.

- UPC understood the builder’s wish to gain extra natural light into the upper floor of the house but generally agreed that any problems with the interior layout of plot 19 should have been addressed at a much earlier stage in the build.
- UPC also wished to complement Jeremy Browne Associates on the high standard of work carried out on the house and to convey how pleased the community was with the building as it stands.

The Planning Committee found as follows:

16/08918/VAR - Councillor Hill proposed that Urchfont Parish Council **Support** only the variations to allow for changes in the ridge height; the use of leadwork around windows on the East elevation and a change of materials on the N E corner of Plot 19. Urchfont Parish Council **Object** to the insertion of a 2nd Dormer in the West elevation of Plot 19.

Seconded by Cllr Thomas; motion passed with 4 votes in favour, 3 against and 1 abstention.

6b) **16/09231/TCA** - Works to Trees in a Conservation Area to consist of Crown reducing 1 no. Copper Beech by 25%: all at 5 Orchard Close, Urchfont, Wilts., SN10 4QX, for Mr & Mrs G Houlden.

*To date, no letters of objection to this application had been received by UPC and/or WC Planning Office. Cllrs had viewed the tree from the highway.

The Planning Committee found as follows:

- From observations, it was agreed that the Beech was in need of trimming back.

16/09231/TCA - Cllr: Hill proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Day; motion passed unanimously.

6c) **16/09756/TCA** - Works to Trees in a Conservation Area to consist of Crown reducing 1no Elder (T1) by approx 40%: Felling 1no Bullace (T2): Felling 1no Beech (T5) & Crown reducing 2no Beech (T3/T4) by approx 3 mtrs: all at Green View, The Green, Urchfont, Wilts., SN10 4QU, for Mr & Mrs K Lloyd.

*To date, no letters of objection to this application had been received by UPC and/or WC Planning Office. The trees had been viewed from the Highway and a neighbouring garden.

The Planning Committee found as follows:

- **TH & NM** – From observation, the reduction or felling of T1/2/3/4 appears necessary and not a problem. T5, a large Beech in the centre of the garden, is not an attractive tree and casts a major shadow. Felling would not be detrimental but beneficial in letting light into a neighbouring property.

16/09756/TCA - Cllr: Hill proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Mitchell; motion passed unanimously.

7. Decisions received from Wiltshire Council since 09 September 2016

7a) **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 mtrs. Also, to cutting back Holly, Plum & various shrubs to boundary wall: all at 1 Manor Farmyard, Urchfont, Wilts., SN10 4BA, for Mrs Lynda MacEvoy **No Objection**

7b) **16/07268/VAR** – Variation of Condition 8 of application 15/04348/FUL - for the removal of door on East elevation of Grain Dryer and use of door on North side of elevation for delivery of grain: all at Farm Buildings, Cemetery Lane, Urchfont, Wilts., SN10 4RY, for Mr Philip Snook. **Approve with conditions**

7c) **16/07426/TCA** – Works to Trees in a Conservation Area to consist of Cutting back, on the boundary, the overhanging branches of a neighbour's Ash Tree: all at Chapel House, Chapel Lane, Urchfont, Wilts., for Lady Stirling. **No Objection**

8. Matters for Report

i) **TH** - Planning Application Variation 15/11764/VAR (Pond Wall). Update on current position: Communications from Planning Officer Karen Guest to Cllr Hill, as follows:

On 11/08/16 – Confirmation that planning application 15/11764/VAR was still open and the specification of works would be classed as additional information submitted in support of that application, as opposed to an amendment to the application. Redcliffe Homes had not submitted this specification to date but it was considered a necessary requirement before the application could be determined by WC. UPC would be consulted once the information was submitted.

On 17/10/16 – A response from Redcliffe to Ms Guest informed her that a Contractor was 'on board' and a H & S package would be put together to allow the project to move forward, based on the Structural Engineer's report. Redcliffe hoped that works on Pond Wall might commence in January 2017.

ii) **BL** – An Appeal had been made to the Planning Inspectorate, by Qdos Homes Ltd., against a WC refusal for planning permission at The Beeches, Blackboard Lane, Urchfont.

The Parish Clerk Bob Lunn, confirmed as follows –

An extra-ordinary UPC planning meeting was held on 05 October 2016. Statements were made by the public and after discussion between Parish Cllrs, it was agreed that a letter be sent to the Planning Inspectorate, requesting that this Appeal be rejected. The letter (in triplicate) was duly sent by Royal Mail Special Delivery on the morning of Tuesday 11 October, to be delivered by 1pm on Wednesday 12 October. The recorded delivery would be 2 days ahead of the 14 October deadline set by the Inspectorate.

**The appeal letter can be viewed on WC's Planning website under 'Third Party Comments' on planning application 16/01099/FUL, as can all respondent letters.

There being no other business, the Planning Meeting closed at 7:35 pm.

The proposed date of the next Planning Meeting is **Wednesday 09 November 2016 at 7:00 pm** in Urchfont Village Hall: preceding the Full Council meeting.

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' – '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

