

DRAFT MINUTES OF AN INTERIM MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL held on Monday 04 July 2016 at 6:00 pm in the Conference Room of Urchfont Village Hall.

Present: Cllrs: Hill, Chapman, Day, Gibb, Holt, Mitchell, Stephens & Thomas.
Planning Administrator Sandra Johnston.

Councillor Trevor Hill (UPC Lead of Planning) opened the Planning meeting. He welcomed and informed those present that, in the absence of the UPC Chairman and Vice-Chairman, he would Chair the Planning Meeting that evening. He then explained that, on any planning agenda item, his voting rights would remain as a regular Councillor and he would not have a casting vote as the Chair elect.

1. Apologies for absence received: Cllrs: Mottram, Donald & Baker.

2. Declarations of Interest: - 3a/b) Cllr Mitchell: Non-pecuniary interest as neighbour.

3. 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 would be adjourned at the beginning of each Planning Application to enable members of the Public to express their views on that particular application.

3a) **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.

3b) **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.

*To date, no letters of objection to these applications had been received by UPC and/or WC Planning Office. A site meeting was held on 30/06/16, at which 5 Parish Councillors were present.

UPC had received a statement from Mr & Mrs Harrison, as follows;

"Dear UPC,

We have put in for planning permission to extend the ground floor of Beech House. This extension is in order to enable us to extend the ground floor; therefore providing a longer utility and kitchen and shower room. At the moment the only bathroom is up our steep stairs. My husband is now in his late eighties and we need to think ahead and be able to stay in our house in the village, where we have been for 17 years. As you see from the plans, the extension is largely obscured by the dense Beech hedge. In view of the above, we do hope you will view our application in a positive light.

Yours sincerely, David & Celia Harrison."

16/04537/FUL & 16/05253/LBC - The Planning Committee found as follows:

- Planning permission for a 2 storey side extension was refused by WC in 2010.
- Before submitting plans for the current proposal, pre-planning advice was sought from W.C., and a sensitive approach has been taken with regard to Beech House being a Grade II listed building in a Conservation Area. A heritage gain will be made in revealing the gable of the mid C19 core, which is the most significant part of the building.
- Having a double pitched roof, the proposed extension will be below the height of the existing lean-to /extension. No historic fabric will be harmed or removed as a result of demolishing this structure.

- The proposed extension is lower in height and additional on width and length, bringing it closer to the neighbouring property but not enough to cause loss of light or privacy. A larger footprint will be gained, resulting in the establishment of necessary amenities for the occupants.
- The new proposal would give a more symmetrical appearance to the front of the house.
- The large Beech hedge in front of the premises will conceal most of the proposed extension, although it must be taken into account that any screening by plant material cannot be considered as permanent.

Councillor Mitchell proposed that UPC Planning Committee **Support** this application; seconded by Cllr Holt: motion passed unanimously.

3c) **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.
 *To date, no letters of objection to these applications had been received by UPC and/or WC Planning Office.

A site meeting was held on 30/06/16, at which 4 Parish Councillors were present.
 The Planning Committee found as follows:

- The Pear tree appeared not to have been managed for some time, being quite gangly and out of proportion to its intended shape and size.

Councillor Day proposed that UPC Planning Committee **Support** this application; seconded by Cllr Gibb: motion passed unanimously.

There being no other business, the Planning Meeting closed at 6:15 pm.

The proposed date of the next Planning Meeting is **Wednesday 13 July 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

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