

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL
held on Wednesday 12 July 2017 at 7:00 pm in the Conference Room of Urchfont Village
Hall.**

Present: UPC Chair Dave Mottram (DM) Vice-Chair Graham Day (GD) Cllrs: Lewis Cowen (LC) Graham Creasey (GC) Bill Donald (BD) Richard Hawkins (RH) David Stevens (DS) & Planning Administrator Sandra Johnston (SJ)

Also present: Parish Clerk Bob Lunn (BL) & Wiltshire Cllr Philip Whitehead (PW)

Members of the public: D Snowden, L Woodward (for 5a), D & B Myers (for 5b) M Smith, I Johnston.

Cllr: Mottram welcomed all present and, in the absence of Cllr Hill, opened the Planning Meeting:-

1. Apologies for absence: Lead of Planning Trevor Hill (TH) Nicky Mitchell (NM) Royston Thomas (RT)

2. Declarations of Interest: 5a) Cllr Cowen: non-pecuniary interest. 5b) Cllr Stevens: non-pecuniary interest. 5c) Cllr Hawkins: non-pecuniary interest.

3. Minutes of a meeting held on 14 June 2017 were signed as a true record: proposed by Cllr Hawkins, seconded by Cllr Stevens; agreed unanimously.

4. Matters arising from those Minutes: None

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, 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: 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.

5. Plans for discussion

5a) 17/05156/FUL - Full Planning Application for a proposed Cabin at end of garden and a Shed adjacent to house; all at The Grange, High St., Urchfont, Devizes, SN10 4QL for Mr Dave Snowden.

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

Site meeting held Tuesday 04/07/17 - 6 Parish Cllrs (TH/DM/LC/BD/RT/RH), D Snowden, L Woodward & S Johnston being present.

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

Statement read by Dave Snowden – Applicant:

"Having decided that we wanted to erect a cabin and smaller shed in the garden at our property, we approached Wiltshire Council's Planning Department regarding whether planning permission was required. WC confirmed that Section 4 exemptions had been withheld on our property. This means in practice that planning permission needs to be obtained for all small buildings, including garden sheds, which some properties could do without applying for such permission. There is no charge for submitting a planning application due to Section 4 exemption. We decided to apply for permission to build a log cabin in the garden as this would be more aesthetically pleasing than a normal garden shed. The smaller shed, adjacent to the house, will be used as a log store".

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

The Planning Committee found as follows:

DM – It was noted at the site meeting that the garden of the Grange is large and private. The proposed Cabin would have no impact on neighbouring households. The proposed shed (log store) would be small and inconspicuous.

LC – Very surprised that a planning application had to be made to erect these.

17/05156/FUL – Cllr: Hawkins proposed that UPC Planning Committee **Support** this application: Seconded

by Cllr Cowen; motion passed by 5 in favour & 1 abstention (GC had not managed to view the site).

5b) 17/05683/TPO - Works to TPO Trees in a Conservation Area to consist of the Felling of 1 no. Scots Pine at 11 The Orchard, Urchfont, SN10 4QX, for Mr David Myers.

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

Site meeting held Tuesday 04/07/17 - 6 Parish Cllrs (TH/DM/LC/BD/RT/RH), Mr D Myers & S Johnston being present.

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

Statement read by Mr David Myers – Applicant: (Mr Myers distributed photographs of the Pine to Cllrs).

"The tree is a Scots Pine, which is not native here, and it sheds cones which have to be removed from the lawn before it can be cut.

Over the last 3 cuts, I collected 312 cones and, although I have not cut the grass today, I did go out this morning and pick up 105 - equating this to a full season, the number which falls runs into the thousands. This is back breaking work, even more so for someone who suffers with back problems and it is for this reason that I wish to have the tree felled.

As the tree grows, the quantity of cones will only increase, making the task even harder".

Statement from Janet Ruddick, 12 The Orchard – read by S Johnston:

"I am delighted at the prospect of the Scots Pine at No. 11 being felled!

I came to live at No. 12 forty seven years ago. I watched the trees – little saplings – being planted by Colin Maxwell, the then owner. There could have been as many as ten originally but now felled, of course.

At the Scots Pine's present height, I would not be happy about the safety of my property should there be a fall in the direction of No 12. If gone, it would certainly be much less noisy when it is windy. My bathroom would be easier to keep clean and free of 'bits and pieces' as I tend to keep the bathroom window just open at all times. I personally do not find it attractive to look out on when at the kitchen sink".

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

The Planning Committee found as follows:

DM – Is this application a TPO (works to trees with a tree preservation order) or a TCA (works to trees in a Conservation order)?

**The Planning meeting was adjourned to question the applicant:

Mr Myers believed the tree was not designated a TPO when he applied some time ago to have it lopped.

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

RH – This Scots Pine is a nice tree but is growing in the wrong place. It is a big tree to have situated in a small garden, bounded by bungalows and I can understand why the applicant and neighbour would be happy to have it removed.

RH – Saying that, I think we (UPC) should leave tree consultations to the experts, to WC's Arboriculturalist.

BD – I disagree as UPC only 'makes comment' on Parish tree applications and not final decisions. I too think this is a nice tree but it really is growing in a totally unsuitable place.

DM – I fully agree. I would support its removal, even though it's a nice looking tree: just wrongly situated. I am not aware that this tree has a preservation order on it and I am assuming we are dealing with a TCA and that the proposal is wrongly worded.

NB – *Upon searching online at the end of the meeting, the Planning Administrator (SJ) found the previous application- 15/10442/TPO - considered in Nov 2015 by UPC, to have also been designated a TPO by WC Arboricultural Officer.*

17/05683/TPO - Cllr: Donald proposed that UPC Planning Committee **Support** this application: this Scots Pine is a nice tree but has been situated in the wrong place. Seconded by Cllr Day; motion passed by 5 in favour & 1 abstention (GC had not managed to view the site).

5c) 17/05949/FUL – Full Planning Application for a proposed detached Garage at Woodbine Cottage, The Green, Urchfont, SN10 4RA, for Mr Roger Coombs.

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

Site meeting held Saturday 08/07/17 - 4 Parish Cllrs (DM/RH/GC/DS), Mr & Mrs J Steadman being present.

The Planning Committee found as follows:

DM – The immediate neighbours appear to have no problems with this proposal and the garage would only be viewed in its entirety from the property on the opposite side of the highway. This is a quite a large garage but the roof pitch has been kept low. The building materials proposed match those of the bungalow. **17/05949/FUL** - Cllr: Hawkins proposed that UPC Planning Committee **Support** this application: Seconded by Cllr Creasey; motion passed by 5 in favour & 1 abstention (LC had not managed to view the site).

6. Decisions received from Wiltshire Council since 08 June 2017

6a) 17/04381/TCA – Works to Trees in a Conservation Area to consist of the Reduction of a Conifer Hedge (T1) to below power lines and the Removal of a Conifer Tree (T2); all at 5 The Paddock, Urchfont, Devizes, SN10 4SH for Mr & Mrs Bowyer. **No Objection**

6b) 17/04419/FUL – Full Planning Application for a proposed single storey glazed Garden Room Extension at 'Applegarth', Walnut Close, Urchfont, Devizes, SN10 4RU for Mr & Mrs C McClean. **Approve with Conditions**

6c) 17/05369/TCA – Works to Trees in a Conservation Area to consist of the Reduction of a Conifer tree (T1) to 3m; Reduction of a group of Conifer trees (T2) to 3m and to maintain as a hedge; Reduction of a Sycamore tree by 25% (T3) and the Reduction of a Beech tree by 25% (T4); all at 'Larksgate', Peppercombe Close, Urchfont, Devizes SN10 4QS, for Mr & Mrs Inglis. **No Objection**

7. Matters for Report

Update on works to Pond Wall:-

DM – Had observed the builders 'portaloo' being removed from behind the wall, which would hopefully indicate that works were nearing completion earlier than anticipated.

RH – Pointing has been completed to the top of the wall but it was still not certain, and of concern, that all works would be completed by the 25 August, in time for 'Candles Round the Pond'.

Action SJ – to provide Cllr Hawkins with contact details for Gerrian Baker, Redcliffe Homes.

There being no other business, the Planning Meeting closed at 7:22 pm.

The proposed date of the next Planning Meeting is **Wednesday 09 August 2017 at 7:00 pm** in Urchfont Village Hall.

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' – 'hit application number.'

Signed

Date