

MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF URCHFONTS PARISH COUNCIL
held on Wednesday 18 April 2018 at 7:00 pm in the Conference Room of Urchfont Village
Hall... * At item C on the Full Council meeting agenda.

Present: UPC Chair Dave Mottram (DM) Vice-Chair Graham Day (GD) Lead of Planning Trevor Hill (TH) Lewis Cowen (LC) Graham Creasey (GC) Bill Donald (BD) Richard Hawkins (RH) Maria Kemp (MK) Nicky Mitchell (NM) David Stevens (DS) Royston Thomas (RT) Planning Administrator Sandra Johnston (SJ)

Also present: Clerk to the Council Bob Lunn (BL) Wiltshire Cllr Philip Whitehead (PW)

Members of the public: Mr Graham Dow (applicant for 6c) Alexander Tuttle & Keiran Dobie (Tuttle Architectural Svs) and 9 members of the public

Cllr: Mottram welcomed Mr Tuttle and Mr Dobie of Tuttle Architectural Services and all present to the Urchfont Parish Council (UPC) Planning & Full Council meetings. He then handed over to Cllr Hill, as Lead Councillor for Planning, to continue the business of the Planning Meeting.

1. Apologies for absence: None

2. Declarations of Interest: 6b) Cllr Creasey: non pecuniary. 6e) Cllr Thomas: Pecuniary.

3. Minutes of a meeting held on 14 March 2018: Signed as a true record: proposed by Cllr Hawkins; seconded by Cllr Mottram; agreed unanimously.

4. Matters arising from those Minutes: None.

5. Pre-planning presentation from Tuttle Architectural Services regarding a proposed development at Uphill; as identified in the Urchfont, Wedhampton & Lydeaway Neighbourhood Plan.

Cllr Hill explained to Mr. Tuttle and Mr. Dobie, that in accordance with UPC Policy, following the presentation and during any discussion, nothing that a member of UPC says, including the contents of their questions, will represent any form of commitment on the part of the UPC and the planning applicants should note that any information gleaned from UPC at a pre-planning application presentation should be considered as being received without prejudice to any decision the Council may make as consultees on any subsequent form planning application.

Statement from Mr Tuttle

Mr Tuttle (AT) and his business partner Keiran Dobie (KD) were introduced to land owner Mr Roy Ellis 7 months ago and invited to draw up plans to develop the site at Uphill. They now wished to table these preliminary plans for observations from UPC and the public before taking them forward to a Full Planning Application. A building plan drawing of the proposed site was placed on view.

Summary from Tuttle Services of their initial draft scheme proposals;

Development Location

Uphill - as outlined in the UWL Neighbourhood Plan as a plot suitable for residential development. The plot size is 4437 m² / 1.09 acre.

Development Type

Market housing & Low Cost Market housing

9no.dwellings

4no. 2 bed semi detached dwellings

2no. 3 bed detached dwellings with detached 3 x 6m single garages

2no. 4 bed detached dwellings with detached 6 x 6m double garages

1no. 3 bed bungalow with integral double garage

Off street Parking

Each 2 bed semi detached dwelling has 2 designated (2.4 x4.8m) parking spaces and 1no. shared visitor parking space

Each 3 bed detached dwelling has the required 2 designated (2.4 x4.8m) parking spaces (this includes 1no. in the 3 x 6m single garage) plus 1 visitors parking space.

Each 4 bed detached dwelling has the required 3 designated (2.4 x4.8m) parking spaces (this includes 2no. in the 6 x 6m double garage) plus 1 visitors parking space.

The 3 bed bungalow has 2no designated (2.4 x 4.8m) parking spaces (this includes 1no. in the integral double garage) plus 1 visitors parking space.

Road layout and footpath (service zone)

The road width provides adequate access and manoeuvrability for residents, deliveries, removals, refuse and fire appliance. This includes a turning circle. The scheme also provides adequate pavement provision and the necessary utility service strips (zones).

At the present the scheme allows for two vehicular accesses off the existing highway.

***Further to comments made during the meeting, if possible any further scheme would look to access the development from a single vehicular access.*

Proposed future application

A future scheme will include all the necessary drawings & information for submission as a Full Application including consultant information such as drainage, highways and landscaping.

Timescales

Although we have not been set any specific timescales, it would our intention to look to submit an application in May / early June 2018.

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The following points were raised by UPC members and members of the public with corresponding replies from Tuttle Architectural Services;

Q - pleased to see some two bed-roomed houses being proposed.

A - Developers tend to go for all 4 bedroom housing on smaller sites, so what we are proposing here is not the norm.

Q - Would the 2 beds be 'affordable'?

A - They are low cost marketing properties but would be valued as per postcode.

Q - Do you have any idea of the cost of the 'low cost' housing?

A - Not actually sure but would be based on similar properties in the area.

Q - Will there be off site works to get this approved?

A - We would need to obtain that information from a Highways Operative. We will not be relying on any existing drainage; the development will have its own suDS system (A suitable drainage system designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharged). By the time we are ready to submit a formal application, we will have had all the necessary consultations with all the relevant departments at WC.

Q - Will the turning bay on site allow for the refuse collection

A - Yes, but the refuse collection for the 4 x two bedroom semi's will be from the Foxley Field side.

Q - There is an 'important viewpoint' detailed in the Neighbourhood Plan: these buildings all look rather imposing.

(A second drawing showing the proposed development compared to surrounding properties showing approx. heights of buildings and resultant streetscape).

A - We have position the lower profile buildings nearest the existing properties to minimize the impact.

Members of the public questioned the reasoning of having two separate access points to the site and the extra problems that that might cause to vehicle access and increase on-street parking on the narrow lane adjacent to Foxley Fields.

Reply - In an attempt to limit the impact on the main road at the bend, and after entering the site to provide easier access to all properties. One highways arrangement considered was to have access from the Foxley Fields side, which might be more practical for the whole site and create less of a bottleneck at the corner.

Further discussion followed regarding existing problems with refuse lorries having to reverse down the lane, particularly in view of the great deal of pedestrians and cyclists using the lane and how local children can play there currently in relative safety.

Tuttle Services promised to look more closely at the issues raised.

Member of public pointed out that the proposed site access is on a blind corner and raised concerns regarding the lack of pedestrian footpaths leading to this site from all directions. Another 9 house will only add to pedestrian and vehicular traffic on these narrow lanes and needs to be addressed.

Member of the public asked why, if the Neighbourhood Plan states that this site should only have 7

properties built on it, there were 9 properties in the proposed plan; and secondly, whose job was it to ensure that the UWLNP was adhered to?

TH - replied on behalf of UPC that firstly, our Neighbourhood Plan states that this site should have 'approximately' 7 properties on it. When passing our NP the Inspector was quite clear in stating that any site build numbers could only be approximate numbers. Secondly, WC Planning Office is ultimately the decision maker regarding any planning application, but this Council, as a consultee, does have a say in the process. Rest assured that, when a full planning application for this site comes before the Urchfont Parish Council, we will be keen to ensure that it meets the criteria of the UWLNP.

** There being no more questions, Cllr Hill thanked Mr Tuttle and Mr Dobie for an interesting and informative pre-planning presentation.

Plans for discussion

Council Members were reminded by Cllr Hill 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: A 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.

6. Plans for discussion (Only one applicant being present, application **6c** was considered first)

6c) 18/02805/FUL - Full Planning Application for the erection of a part Single storey and part Two storey building to form a One Bedroom Annexe to the rear of the existing building. Addition of a window to existing building at first floor to provide natural light to an existing bedroom and the addition of 3 no. roof-lights to existing roof: all at Garden Cottage, High Street, Wedhampton, Wilts., SN10 3QE, For Mr Graham Dow.

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

Site viewed on Monday 16/04/18 by 7 Parish Cllrs (TH/GC/BD/GD/RH/NM/RT) and S Johnston. Mr Graham Dow was present to explain the proposal and answer any questions.

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

Statement by Graham Dow – applicant:

The application is for an extension to our existing dwelling, Garden Cottage, to provide sympathetic yet well designed annexed accommodation for Mr & Mrs Clothier, the parents of my partner, Rebekh Jones. Our aim is to create a long lasting multi generation home that can evolve with our family. We see this as maintaining good quality living accommodation for local people which is in keeping with the UWLNP visions and objectives.

The addition of the annexed accommodation will enable Helen & John Clothier, currently living with us at Garden Cottage, to remain there as part of our future living arrangements and enable us to offer them care and support as they age; whilst also allowing them a level of privacy and independence. Mr and Mrs Clothier bought the site from a deceased estate a decade ago and worked hard with the Council to transform it into a soundly constructed family home. The extension will allow us to continue with our current symbiotic relationship within a property that can cater for all our needs.

On appearing in front of you all with a similar objective in September 2017 our scheme was not supported and met with many objections from neighbours and parish councillors alike.

We therefore took the time to consider the points raised and have used them as the springboard for a new design brief to attempt to achieve our goal of maintaining our family life in Garden Cottage, with an extension that meets our family needs compromised with a design to be sympathetic with community opinion.

It is important to note that the development of this new design has been carried out with the assistance of the Senior Planning Officer for the area. We have corresponded throughout the process and referenced all relevant planning policy that would be key to forming the design. The Officer has also liaised with the

Conservation Officer for the area. This is set out in detail in the Design and Access Statement that formed part of the submission and I trust this has been studied.

I have taken the key objections from the original (withdrawn) application and would draw your attention to how they have now been addressed to form design solutions;

1. "Original proposal is a new house and there are to be no new houses in Wedhampton". This was a much-discussed issue but the revised design is clearly an extension to the existing house and falls under a standard householder application.
2. "Encroachment on agricultural or paddock land, loss of designated 'Green Space'"; this scheme has now been sited fully within the domestic curtilage so any fears relating to the paddock have been addressed.
3. "Too big, too visible, raised levels, too many rooms"; we have compromised with our needs and reduced the new scheme. It is also hidden to the rear of the existing property with minimal view points from the streetscape in High Street. The finished floor levels are all matching existing. The number of actual rooms, bathrooms etc brought up before is largely irrelevant.
4. "Negative impact on historic assets and Conservation Area"; the new scheme is hidden and designed to such an extent that the planning officer has stated it is of neutral effect on both. The design, especially use of timber cladding to the ground floor, is an effective treatment in the area and referenced in Appendix A of the UWLNP.
5. "Not an efficient use of land"; as before, the extension is now within the residential curtilage and has no effect on the agricultural paddock land.
6. "Lack of reference to the UWLNP"; the revised design has been developed with reference to both the UWLNP and the Wiltshire Core Strategy that informs it.

In conclusion, we firmly believe that we have successfully addressed all concerns raised previously by neighbours and Parish Councillors alike. We have actively made compromises in size and accommodation and have still managed to achieve a well-designed solution to meet both our needs and relevant planning policy. We have ensured through careful design and consideration that our proposals will cause no harm to the adjacent listed buildings, or to the Conservation Area.

I therefore respectfully request that the Parish Council support this application. Thank you.

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

The Planning Committee found as follows:

TH – Mr Dow had helpfully staked out the boundaries of the proposed annexe for the site viewing and Councillors were able to note sight lines from neighbouring properties and the visual impact on the area.

RH - This is a well thought out, well designed building that successfully addresses all former issues.

BD – Mr Dow's original application was the first large scale plan to be submitted to UPC after the 'making' of the UWLNP and had therefore to comply with all the requirements set out in the Neighbourhood Plan.

GD – Enjoyed the site visit, as it was a good example of a planning applicant taking note of all previous comments and acting upon them.

TH – Agreed with Mr Dow that a lot of the previous issues concerning neighbours, size of proposal, green space, conservation area, etc., had been considered and addressed; and commended him on seeking and complying with the advice given by WC Planning Officers.

18/02805/FUL - Cllr: Hill proposed that UPC Planning Committee **Support** this application; seconded by Cllr Day; motion passed - 10 for and 1 abstention (MK) for non-acquaintance with site.

6a) 18/02405/FUL – Full Planning Application for an Amendment to consent reference 17/06144/FUL – Handing of Grain Store Building at Land South of Manor Farm, Plum Lane, Wedhampton, Wilts., SN10 3RR, for the Hon Mrs ASF Morrison.

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

Site viewed on Monday 16/04/18 by 7 Parish Cllrs (TH/GC/BD/GD/RH/NM/RT) and S Johnston - Permission for access given to SJ by Mrs Morrison.

The Planning Committee found as follows:

Councillors agreed that the 'mirroring' of the previously permitted Office from one side of the building to the other would appear to be a safer and more sensible option.

18/02405/FUL - Cllr: Mottram proposed that UPC Planning Committee **Support** this application; seconded by Cllr Hill; motion passed with 10 for & 1 abstention (MK) for non-acquaintance with site.

6b) 18/02566/TCA – Application to carry out various works to trees, as scheduled, at Urchfont Primary School, Cuckoo Corner, Urchfont, Wilts., SN10 4RA, for Mrs Aitkins (on behalf of Urchfont School).

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

Site viewed on Monday 16/04/18 by 7 Parish Cllrs (TH/GC/BD/GD/RH/NM/RT) and S Johnston – Permission for access given to Cllr Graham Creasey (School Governor), who detailed the scheduled tree works.

The Planning Committee found as follows:

The majority of the works consist of 'lifting' neighbouring trees on the School's border with Urchfont Manor which impact and interfere with the rear and roofs of adjacent buildings (permission having been sought from the owner).

All Council members agreed this work was long overdue.

18/02566/TCA - Cllr: Hill proposed that UPC Planning Committee have **No Objection** to this application; seconded by Cllr Mitchell; motion passed unanimously.

6d) 18/03003/TCA - Works to Trees in a Conservation Area to consist of:- T1 – reduce Leylandii Hedge to original height of 8 feet. T2 – Fell 2 no. Larch Trees. T3 & T5 Horse Chestnuts – re-pollard. T6 – Fell 4 no. Pine Trees; all at The Lodge, High Street, Wedhampton, Devizes, Wilts., SN10 3QE, for Mrs Judith Rennie.

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

Site viewed on Monday 16/04/18 by 7 Parish Cllrs (TH/GC/BD/GD/RH/NM/RT) and S Johnston. Mr & Mrs Rennie & agent Steve Richardson were present to explain the proposal and answer any questions.

The Planning Committee found as follows:

TH – Tree Surgeon Mr Richardson was present at the site viewing and gave an outline of works proposed for each tree. The felling of 2 Larches would be of great benefit to the adjacent (large) Beech tree. The 4 small Pines lend nothing to the appearance of the garden. All re-pollarding was necessary and appropriate.

BD – Pollarding will also stop high vehicles passing on the main road from hitting and damaging these trees.

18/03003/TCA - Cllr: Hill proposed that UPC Planning Committee have **No Objection** to this application; seconded by Cllr Hawkins; motion passed unanimously.

6e) 18/03124/FUL - Full Planning Application for an **amendment to** planning permission 17/02067/FUL – 'Proposed demolition of existing garage & erection of single storey side/rear extension along with new satellite dish, shed, greenhouse and lean-to store' - at 17 The Orchard, Urchfont, Devizes, SN10 4QX, for Mr Royston Thomas.

*To date, 1 letter of representation had been received by UPC.

Site viewed on Monday 16/04/18 by 6 Parish Cllrs (TH/GC/BD/GD/RH/NM) and S Johnston. Mr Thomas was present to explain the proposal and answer any questions.

The Planning Committee found as follows:

TH – Explained to the meeting that he and the Planning Administer had received a letter of representation from the owner of an adjoining property. The comments in this letter were in four parts;

1. Referral to the site lines and privacy issues relating to the already built extension. WC is already dealing with these issues, and as the application before this council is an amendment to the original and solely deals with the shed, greenhouse and lean-to shed, TH did not consider it necessary to discuss this issue further.

2. The siting of an outside Boiler is also a matter being addressed by WC and the applicant.

3. Re-siting of Shed at neighbour's request - being addressed by applicant through this application.

4. A comment that when UPC members visited the site for the original application, Councillors did not look at the proposed build from the neighbour's side to appreciate issues raised at point no 1. **TH** commented that councilors cannot enter adjoining properties unless invited. (Maybe an issue to consider for the future?)

TH then invited Royston Thomas to speak as a member of the public.

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

RT - This is an amendment to an existing application... although the wording of it gives the impression that I am going to demolish the new annexe and start all over again! All works to date have been signed off by

WC. I spoke with my neighbours to explain what I was doing and asked if they were happy with what was planned for the shed etc. The gentleman informed me then that he would prefer the shed moved. To create more privacy between us, a possibility would be to place a Wood Store against the boundary fence.

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

DM –The shed in question is in Mr & Mrs Thomas’s back garden, the bottom of which unfortunately abuts his neighbour’s front, side and back gardens. This raises an interesting point, because, although Mr Thomas is entitled to put a shed against the fence at the bottom of his garden, when there is this type of layout of adjoining properties it can create a problem.

18/03124/FUL - Cllr: Hill proposed that UPC Planning Committee **Support** this application; seconded by Cllr Mottram; motion passed with 9 votes for & 2 abstentions; (MK) for non-acquaintance with site; RT for a declared Pecuniary Interest.

7. Decisions received from Wiltshire Council since 09 March 2018

7a) 18/01387/FUL - Full Planning Application for an Extension to roof and existing extension at 7 Walnut Close, Urchfont, Devizes, Wiltshire SN10 4RU, for Mr Neville Stanton. **Approve with Conditions**

8. Matters for Report

Application 18/02013/VAR – Peppercombe Development.

RH – Sadly the verges in Peppercombe Lane are once more being damaged by vehicles visiting the site. RH also concerned that 2 letters he had personally sent to WC had not appeared on the Web Portal. He hoped that decisions were not being made by Planning & Highways before all comments from the public had been seen and taken into account. **PW** requested that RH forward these emails to him and he would investigate. He also explained that, due to IT and other problems, there was, unfortunately, a backlog of documents waiting to be posted on the WC website.

RH opined that the request from UPC (as made in their Return of Observations on 18/02013/VAR) for Highways to "*visit the site and develop mitigating solutions to provide improved sight lines and safer vehicle entry/ egress from all roads at the junction (with Peppercombe Lane & Church Lane)*", does not appear to have taken place.

He is also not happy with, what are in his opinion, inaccuracies in some of the observations and responses made by the Highways Development Control Officer in her comments on the web page to the assigned Planning Officer.

***DM** – Asked that **TH** send an email to WC Planning Department, requesting that all letters from UPC and members of the public be taken into account by Officers, even if these letters have not been posted on the WC website.

There being no other business, the Planning Meeting closed at 8:03 pm.

The scheduled date of the next Planning Meeting is **Wednesday 09 May 2018 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' – 'application number.'

Signed

Date