

**DRAFT Minutes of the Urchfont Parish Council (UPC) Planning Meeting held on Wednesday 13<sup>th</sup> February 2019 in the Village Hall (Main Hall).**

**Present: Councillors:** Mitchell (NM – Vice Chairman), Hill (TH), Cowen (LC), Creasey (GC), Cottell (PC), and Kemp (MK)

**Clerk to the Council:** Lunn (BL)

**Councillor for Urchfont & The Cannings:** Whitehead (PW)

**Members of the Public (for all or part of the meeting):** Roy Ellis, Richard Ellis, Malcolm Smith

1. **Apologies:** Cllrs Day (GD), Cottle (SC) and Stevens (DS). BL confirmed that the required quorum exists.
2. **Declarations of Interest:** NM declared a non-pecuniary interest in Item 5e
3. **Minutes of a meeting held on 30<sup>th</sup> January 2019.**

Proposal	Proposer	Seconder	Resolution
To accept and sign the minutes as a true and accurate record of the meeting.	TH	LC	AGREED 1 abstention due to not being at the meeting

4. **Matters arising from Minutes of 30<sup>th</sup> January 2019** – Nothing raised.

**5. Plans for discussion**

**5a. 19/00683/FUL** – Demolition of existing single garage & erection of three bay oak framed garage at Ellis Cottage, Wedhampton, SN10 3QB for Mr Ellis – One letter of support is shown on the WC website. TH confirmed that 5 councillors had visited the site on 12<sup>th</sup> February and had met with the applicant. TH emphasized that the proposal was to replace a dilapidated garage with a three bay timber construction. MK commented that this is an excellent proposal, LC agreed.

Proposal	Proposer	Seconder	Resolution
To <b>SUPPORT</b> this application.	<b>TH</b>	<b>MK</b>	<b>Unanimously AGREED</b>

**5b. 19/00827/TCA** – Coppice various trees at Friars Cottage Urchfont for Mrs Kinnaird – No representations are shown on the WC website. TH confirmed that five councillors had visited the site on 12<sup>th</sup> February 2019 and met with the applicant. The proposal was considered very sensible, even to the extent of clearing branches from shading a street light in Friars Lane.

Proposal	Proposer	Seconder	Resolution
To record <b>NO OBJECTION</b> to this proposal	TH	NM	Unanimously AGREED

**5c. 19/01209/TCA** – Crown reduction of Maple Tree at Barton House, The Paddock, Urchfont for Mrs Gashi - No representations are shown on the WC website. TH confirmed that five councillors had visited the site on 12<sup>th</sup> February 2019. It was noted that the tree in question is on the boundary with a neighbour who fully supports the application. Councillors saw no issue with this application.

Proposal	Proposer	Seconder	Resolution
To record <b>NO OBJECTION</b> to this proposal	TH	MK	Unanimously AGREED

**5d. 19/01049/TCA** – Reduce 3 conifers by 30 to 40% at The Barn, High Street, Wedhampton for Mr & Mrs Day - No representations are shown on the WC website. TH confirmed that five councillors had visited the site on 12<sup>th</sup> February

2019 and had met with the applicant. Whilst councillors considered that the clump of trees appeared in poor health, the designated tree surgeon had recommended that reduction only is necessary. MK commented that the work needs to be done.

Proposal	Proposer	Seconded	Resolution
To record <b>NO OBJECTION</b> to this proposal	TH	LC	Unanimously AGREED

**5e. 19/01163/LBC and 19/01129/FUL**– Demolition and reconstruction of existing outbuilding at Beech House, High Street, Urchfont for Mr & Mrs Botham – No representations are shown on the WC website. TH explained that the Council had SUPPORTED the last two applications relating to this building, but that new work is now needed to ensure the future stability of the building having discovered additional crumbling brickwork / foundations. Original bricks where possible will be used in the re-construction. No site visit was undertaken on this occasion, relying on information gained during earlier site visits for previous applications. In the absence of the applicants, BL read out the following statement which Mr & Mrs Botham had submitted:

*"As can be seen from the recent structural engineers report it is not possible to underpin the sections of the original walls that had been identified to be retained under the previous consent. For this reason we have been asked to resubmit the plans to demolish and rebuild the outbuilding to the original design utilising reclaimed bricks etc. Hopefully the planning department will pass the plans to rebuild as there is no other solution. We would like to take this opportunity to thank all our neighbours; particularly Tom and Claire at Cedar View for putting up with the delayed works for so long."*

Proposal	Proposer	Seconded	Resolution
To <b>SUPPORT</b> this application.	TH	PC	Unanimously AGREED

**6. Decisions received from Wiltshire Council since 24<sup>th</sup> January 2019 - None**

**7. Matters for Report**

**7a. 18/6977/FUL** - Revised proposal - Erection of 8 dwellings at Uphill, Urchfont for Mr & Mrs Ellis, Multon and Bailey – This application was approved by the WC Eastern Area Planning Committee (EAPC) on 31<sup>st</sup> January 2019, noting that the applicants / developer are not responsible for road / pavement infrastructure external to the site and as such no conditions will be applied to the approval in this respect. However, it is understood that the less than ideal external road / pavement infrastructure leading from the B3098 will be noted on the approval as something which the Parish Council may like to address in consultation with the developers, local farmers and WC (Note: the actual wording of this note has not yet been confirmed by WC). TH confirmed the above position on this application and that neither the minutes of the EAPC meeting or the planning approval is yet available. NM confirmed that UPC will initiate activity to seek improvement of the access infrastructure, this she suggested would best be achieved by setting up a UPC working group comprising on or two councillors and maybe representation from members of the public. To ensure transparency and openness, BL commented that this WG should be required to work to detailed terms of reference (TOR) and requiring the group to report back to the Council regularly. The following proposal was agreed:

Proposal	Proposer	Seconded	Resolution
To set up a formal working group with agreed terms of reference, composition and reporting timeframes to be agreed at the March meeting. BL to prepare draft TOR's and circulate to all councillors prior to the March meeting.	NM	TH	Unanimously AGREED

**ACTION: FC/12/19 - BL**

The scheduled date for the next Planning Meeting is **Wednesday 13<sup>th</sup> March 2019** at **7:00 pm** in Urchfont Village Hall.

Draft minutes prepared by the Clerk to the Council – 14<sup>th</sup> February 2019