



DRAFT Minutes of the Urchfont Parish Council (UPC) Planning Meeting held in Urchfont Village Hall on Wednesday 18th October 2023

Present: Councillor's: Moscrop (PM - Chair), Bamber (SB), Hill (TH), Gibb (HG) and Rotherford (JR)

Councilor for Urchfont & Bishops Cannings: Whitehead (PW)

Members of the Public (for all or part of the meeting): Maria Kemp, Roy Ellis, Brian Taylor, Paul Scarfe, Bill Donald, Nicky Hammond

- 1. Apologies – Cllrs Shears (SS), Holt (SH) and Rotherham (PR)**
- 2. Declarations of Interest – None declared at the meeting.**
- 3. Minutes of a meeting held on 13th September 2023**

Proposal	Proposer	Seconder	Resolution
To approve and sign the minutes unchanged as a true and accurate record of the meeting.	PM	SB	AGREED with two abstentions as not present at the meeting.

- 4. Matters arising from Minutes of 13th September 2023 – Nothing Raised**
- 5. Plans for discussion**

PL/2023/02372 - Outline planning permission: Some matters reserved - Outline application with all matters reserved bar access for the development of up to 21 dwellings, including affordable housing, 4 self-build plots and associated infrastructure on Land south of Ballingers, Urchfont, Wiltshire

TH stated that the WC website published 57 representations covering the initial and revised application together, 22 being from local council officers and 35 from members of the public. Only 9 specifically related to the revised application.

TH opened the meeting for public participation

Nicky Hammond stated that she generally supported the application in principle, but did not like bungalows and as a qualified designer would prefer to see some high quality flats / apartment's in this and other developments locally in the future which are far less land greedy. TH suggested that she raises this at the NP consultation meeting on 4th November.

Roy Ellis asked whether there is any more information available on the proposed self-build plots, no information was available. PW suggested that Mr. Ellis should register on the WC website for information on upcoming self-build opportunities. From his experience in Scotland, JR commented that there are often issues due to self-build taking significantly longer to complete and as such they may be a nuisance to occupiers of completed properties.

TH re-opened the Council meeting.

TH explained that the application was largely unchanged apart from the reduction of houses from 24 to 21. The original application was discussed at a public consultation meeting in May 2023 which resulted in an OBJECTION from UPC.

Although she believed that this could be a good opportunity, HG asked whether that many houses are needed in one development within the Parish, TH responded that there is a requirement for 40 houses over the next 15 years. Noting that the NP Working Group are spending a lot of time reviewing and developing a revised Plan, surely this application should be considered as part of that review and not in isolation, SB agreed. BL referred to discussion at previous meetings which highlighted that developers are taking an opportunity to inject applications whilst the 5 year land supply criteria still applies, WC planning will find it difficult to reject applications at this time. PW confirmed that this is the current position, only if the expected land supply criteria is changed soon to 4 years by Government will WC Planning be able to refer it back to the local NP review. PW further stated that the Eastern Area is currently 300 over its housing target, the northern area is significantly under by thousands, as a result developers prefer to seek opportunities in the East. PM stated that she has no objection in principle to the application, but to support it would make a mockery of the

current NP which took a lot of time and consultation to develop. She believed that it should be considered by the NP WG as part of their review of the NP. Taking account of all the views expressed at the previous public consultation meeting, by letters of representation received and discussion by Council members, TH recommended that Council should again OBJECT to this application as follows:

Proposal	Proposer	Seconded	Resolution
<p>To restate the resolution made at the May meeting as follows:</p> <p>To object to this application on the grounds that the site lies outside of the Urchfont Development Boundary, was not supported by the current Urchfont, Wedhampton and Lydeaway Neighbourhood Plan or by Wiltshire Council's Head of Development Management in his pre-app response that the application is contrary to the spatial strategy contained within the Core Strategy.</p>	TH	PM	AGREED Unanimously

PL/2023/06036 - Listed building consent (Alt/Ext) - Retention of single storey extension and removal of unauthorised ventilation system and proposed new ventilation system to Commercial Kitchen at The Lamb Inn, The Green, Urchfont, Devizes, SN10 4QU

PL/2023/05904 - Full planning permission - Retention of single storey extension and removal of unauthorised ventilation system and proposed new ventilation system to Commercial Kitchen at The Lamb Inn, The Green, Urchfont, Devizes, SN10 4QU

Site Visit – TH and SB visited on Friday 13th October 2023

TH explained that the existing ventilation structure will be removed and relocated at ground level to be less visible, he was not quite sure why, when the application had been previously approved why this issue had not been picked up. PW explained that although the previous application was approved, this would not have included the location of the ventilation system which would be subject to conditions. No other comments were made.

Proposal	Proposer	Seconded	Resolution
To SUPPORT these Listed Building and Full Planning applications.	TH	JR	AGREED Unanimously

PL/2023/08725 - Notification of proposed works to trees in a conservation area - 1 - Ash tree - fell 2 - Magnolia tree - raise crown by 1.5m at The Post Office, High Street, Urchfont, Devizes, SN10 4QL

Site Visit – TH and SB visited on 13th October 2023

TH explained that Ian Pocock was the nominated tree surgeon who had recommended that the Ash tree be felled. SB asked whether the tree was showing signs of ash dieback, TH responded that there are some signs including falling branches. No issues were raised concerning the magnolia tree.

Proposal	Proposer	Seconded	Resolution
To raise NO OBJECTIONS to this application.	TH	SB	AGREED Unanimously

PL/2023/08267 - Householder planning permission - Installation of wood burner and new flue exiting through the roof at 7 The Orchard, Urchfont, Devizes, SN10 4QX

Site Visit – TH and SB had visited on 13th October 2023.

TH said that the owner is clearing carrying out significant improvements to his property. The proposal did not appear to have any effect on neighbouring properties, indeed other neighbouring properties showed similar signs of log burner venting. No other comments were made.

Proposal	Proposer	Secunder	Resolution
To SUPPORT this application	TH	HG	AGREED Unanimously

6. Decisions received from Wiltshire Council up until 9th October 2023

PL/2023/06414 - Householder Application - Proposal: Proposed rear extension, garage extension and solar panels at 12 THE ORCHARD, URCHFONT, DEVIZES, SN10 4QX APPROVE WITH CONDITIONS

7. Matters for Report – Nothing raised.

Date of Next Scheduled Meeting: Wednesday 8th November 2023 as part of the Full Council meeting.