



**DRAFT Minutes of the Urchfont Parish Council (UPC) Planning Meeting held in Urchfont Village Hall on Wednesday 4<sup>th</sup> May 2022**

**Present:** Councillors: Botham (MB – Chairman), Hollyman (MH), Turner (MT), Bamber (SB), Gibb (HG), Stevens (DS), Rotherford (JR) and Rotherham (PR)

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

**Councillor for Urchfont & Bishops Cannings:** Cllr Whitehead (PW)

**Members of the Public (for all or part of the meeting):** Mr. M Taylor

1. **Apologies: Cllr. Holt (SH)**
2. **Declarations of Interest:** HG declared an interest in Item 5c – Hales Farm
3. **Minutes of a meeting held on 13<sup>th</sup> April 2022**

Proposal	Proposer	Seconder	Resolution
<b>To approve and sign the minutes unchanged as a true and accurate record of the meeting</b>	<b>MB</b>	<b>MH</b>	<b>AGREED with 3 abstentions due to absence from meeting</b>

4. **Matters arising from Minutes of 13<sup>th</sup> April 2022 – None raised**

5. **Plans for discussion**

- a. **PL/2022/02797 - Householder planning permission - Demolish existing single storey extension and garage outbuilding, to provide: Two storey extension to the South West of the property. Proposed Garage/ Car port and associated parking, hard and soft landscaping Removal of conifer tree at 9 Foxley Corner, Lydeaway, SN10 3PY**

**Site Visit:** 3 councillors visited on 4<sup>th</sup> May 2022

**Letters of Representation:** None received

MT summarised the proposed works and went on to say that this house had been empty for the last 12 months or so and needs significant work to update and make more energy efficient. MH commented that the proposed works will improve the property massively, he had also asked that the hedge along the road to Lydeaway be cut back to improve road width and visibility for drivers. MB commented that the proposals make absolute sense.

Proposal	Proposer	Seconder	Resolution
<b>To SUPPORT this application</b>	<b>MB</b>	<b>MH</b>	<b>AGREED unanimously</b>

- b. **PL/2022/02796 Householder planning permission - Demolish existing garden room and replace with an extension on the same footprint. Alterations to internal layout, external materials, elevations and site layout at Cedar Lodge, Greengate Road, Wedhampton, SN10 3QB**

**Site Visit:** 3 councillors visited on 4<sup>th</sup> May 2022

**Letters of Representation:** None received

MT summarised the proposal and commented that this will provide a more functional footprint. He added that the applicant had consulted 11 neighbours prior to the application and all were content. MH considered that the proposed works are a sensible improvement and will have no impact on neighbours. MB added that the property will look much better than now.

<b>Proposal</b>	<b>Proposer</b>	<b>Seconded</b>	<b>Resolution</b>
<b>To SUPPORT this application</b>	<b>MH</b>	<b>PM</b>	<b>AGREED unanimously</b>

**c. PL/2022/03063 - Removal/variation of conditions - Variation of Condition 2 of 19/11986/FUL Relating to Approved Plans to Allow Amendments to Road Layout and House Designs at Hales Farm, The Green, Urchfont, Devizes, SN10 4QU**

**Site Visit:** None made as the site had been visited for the original application

**Letters of Representation:** None received

MT summarised the proposal in terms of site layout and additional facilities, adding that it includes more use of heat source and solar panel systems. HG expressed some concern about high voltage cables being proposed across the fields from Norton and the fact that the developer website states a different number of houses than the original proposal, 9 instead of 13. PW commented that he believed that the number of houses will remain unchanged from the original proposal and added that he does not want to see any changes to conditions including the number of affordable homes. PW added that he believed the power line will be underground.

<b>Proposal</b>	<b>Proposer</b>	<b>Seconded</b>	<b>Resolution</b>
<b>To SUPPORT this application subject to confirmation that the number of houses to be built remains 13, that the number of affordable house remains unchanged and that the powerline from Norton will be underground.</b>	<b>MT</b>	<b>MH</b>	<b>AGREED unanimously</b>

**6. Decisions received from Wiltshire Council up to 24<sup>th</sup> April 2022**

**a. PL/2022/00645 - Works to a Listed Building - Removal of conservatory from rear of building and replacement door canopy at Urchfont House, High Street, Urchfont, SN10 4RP - APPROVE WITH CONDITIONS**

**b. PL/2022/01074 - Works to a Listed Building - To extend the rear kitchen by taking the rear wall out by 2.5 metres and fitting bifold doors along the length at The White House, High Street, Urchfont, Devizes, SN10 4RP - APPROVE WITH CONDITIONS**

**7. Matters for Report**

**a. Planning Appeal Notification - Planning Base Limited regarding Land south of Bell House, Lydeway, Wiltshire, SN10 3PS - PROPOSED DEVELOPMENT: Outline application with all matters reserved for erection of 6no. dwellings (2no. affordable starter home dwellings) and associated development.**

MT confirmed that UPC had previously objected to development of this site on the basis that it is not included in the current neighbourhood plan, the fact that it is a green field site within an AONB and perceived access issues onto the A342 close to Lydeway Junction. PW commented that WC have previously not supported the application on the basis that consider the site is not sustainable, on the contrary he could not think of a more sustainable site close to shops and facilities just across the road at the Planks Farm complex. MB commented that since the last application was made,

he believed that UPC would now take a much more favorable view, would probably support a new application and consider the site for inclusion in the revised neighbourhood plan

<b>Proposal</b>	<b>Proposer</b>	<b>Seconder</b>	<b>Resolution</b>
<b>To support the appeal, the Clerk to respond to the Inspectorate by their deadline of 19<sup>th</sup> May.</b>	<b>MB</b>	<b>MT</b>	<b>AGREED unanimously</b>

There being no further business, the Planning Meeting closed.

**Date of Next Scheduled Meeting: 8<sup>th</sup> June 2022 as part of the Full Council meeting.**