



DRAFT Minutes of the Urchfont Parish Council (UPC) Planning Meeting held in Urchfont Village Hall on Wednesday 12th July 2023

Present: Councillor's: Moscrop (PM - Chair), Bamber (SB), Hill (TR), Hollyman (MH) and Rotherford (JR)

Clerk to the Council: Lunn (BL)

Councilor for Urchfont & Bishops Cannings: Whitehead (PW)

Members of the Public (for all or part of the meeting): Maria & Richard Kemp, Brenda Potter, Nicky Hammond, Mary Craddock, Malcolm Taylor, Dominic Hickey, Stephanie Szakala, Lee Acton, Bill & Anthea Donald, Peter Askins

1. **Apologies:** Cllrs Holt (SH), Gibb (HG) and Rotherham (PR)
2. **Declarations of Interest** - None
3. **Minutes of a meeting held on 14th June 2023**

Proposal	Proposer	Seconder	Resolution
To approve and sign the minutes unchanged as a true and accurate record of the meeting	PM	TH	AGREED with one abstention due to non-attendance

4. **Matters arising from Minutes of 14th June 2023** – None raised

5. **Plans for discussion**

- i. **PL/2023/05078 - Householder planning permission - Side orangery extension at Manor Farm, Lydeaway, Devizes, SN10 3PU**

Site Visit by 2 Councillor's today. No representations received or on the WC website.

TH explained that this is a fairly straightforward and common-sense proposal, it will not overlook or be overlooked by neighbours. MH agreed.

Proposal	Proposer	Seconder	Resolution
To SUPPORT this application	TH	MH	Unanimously AGREED

- ii. **PL/2023/04795 Full planning permission - Demolition of existing dwelling and erection of replacement dwelling. Erection of garage, outbuildings and landscaping at Hazeldene, The Bottom, Urchfont, Devizes, SN10 4SD**

Two councillor's made a site visit today. UOC had received two representations of support but raising issues, these together with one from the WC Conservation Officer appear on the WC website.

TH explained that this application relates to the demolition of the existing property and a new build on largely the same footprint. MH had attended the site on an earlier occasion in 2021 with similar proposals on the same footprint. TH and MH had no issues with the demolition and building proposals. However, as had been expressed in the two representations received, the site is down a very narrow lane running past entrances to at least four other properties and starting with a vulnerable grass triangle at the junction with Friars Lane. Whilst storage of materials etc. is not seen as an issue as there is plenty of room within the property boundary, vehicle access could prove difficult and a major inconvenience. In addition, the lane is a public right of way used by many pedestrians for dog walking and as a cut through to the middle of the Village. It was suggested that larger delivery vehicles could be offloaded onto smaller vehicles before entering the lane. TH suggested that some sort of method statement should be produced in relation to access and potential damage to the grass triangle.

Proposal	Proposer	Seconder	Resolution
To SUPPORT this application but recommend inclusion of conditions requiring an acceptable and practical transport / delivery method statement to recognise and overcome the inconvenience and potential H&S issues relating to the narrow lane / other property access, potential damage to the grass triangle at the junction with Friars Lane and the fact that the lane is a well-used Public Right of Way.	TH	MH	AGREED unanimously

6. Decisions received from Wiltshire Council up until 2nd July 2023 - None Notified.

7. Matters for Report – Nothing to report

Date of Next Scheduled Meeting: 9th August 2023 as part of the Full Council meeting.