



DRAFT Minutes of the Urchfont Parish Council (UPC) Planning Meeting held remotely on Wednesday 14th October 2020.

Present: Councillors: Day (GD – Chairman), Hill (TH), Kemp (MK), Cowen (LC), Creasey (GC), Stevens (DS), Hollyman (MH), Cottell (PC) and Rotherham (PR)

Clerk to the Council: Lunn (BL)

Councillor for Urchfont & The Cannings: Whitehead (PW)

Members of the Public (for all or part of the remote meeting): Mr Brocklesby

- 1. Apologies:** Cllrs Botham (MB) and Cottle (SC)
- 2. Declarations of Interest:** Non pecuniary interests were declared by GD, TH and GC in Item 5b
- 3. Minutes of a meeting held on 9th September 2020**

Proposal	Proposer	Seconded	Resolution
To approve and sign the minutes unchanged as a true and accurate record of the meeting.	GD	LC	AGREED with 1 abstention due to absence.

- 4. Matters arising from Minutes of 9th September 2020 – None Raised**

- 5. Plans for discussion**

- 5a. 20/07887/TCA - T1 - Ash tree - crown raise to 4m - 5m over gardens at Garden Cottage, High Street, Wedhampton, SN10 3QE for Mr Dow**

Site Visit: Not required due to COVID limitations and only maintenance of tree.

Letters of Representation received: None on the WC website or received by UPC

TH confirmed the straightforward requirements of this application, no comments were forthcoming from councillors.

Proposal	Proposer	Seconded	Resolution
NO OBJECTION to this application	TH	MK	AGREED unanimously

- 5b. 19/11986/FUL - Redevelopment to provide 13 new dwellings, including 3 affordable houses, and additional off site contributions at Hales Farm, The Green, Urchfont, SN10 4QU for Mr Potter**

Site Visit took Place on: 12th October 2020 (three councillors), applicant was present.

Letters of Representation received: 3 new letters on the WC website (1 letter of support, 1 criticising the downsizing of plot 10 and 1 from the Swift Society advocating swift boxes). None were received by UPC.

GD queried why this revised application had not been given a new application number, this could cause confusion. PW responded that as the revision only contains changes deemed minor and proposed by the WC Case Officer the number does not change, the number only changes are proposed by the applicant which effectively restarts the application process. TH commented that this revised application includes 3 affordable houses but the plans show 4. GC had spoken to the Case Officer, Jonathan James, about traffic issues associated with the School. During that conversation the Case Officer confirmed that there will be four affordable homes which is at odds with the understanding of the applicant. GD

commented that UPC had SUPPORTED the original application and saw no reason to change this view, but with a preference for four affordable homes. MH was of the view that proposed changes were not significant, he will support the application. TH assumed that the Case Officer will approve this application on the basis that he has suggested the changes.

Asked about possible financial contributions from this application, PW said contributions could be negotiated between WC and the applicant in relation to support for local primary schools and/or secondary schools and a CIL contribution dependent on a number of criteria (UPC entitled to 25% of any CIL as it has a made neighbourhood plan). PW expressed the view that as local primary school numbers are not expected to change significantly over the next 10 years, a case could nevertheless be made on the basis that some financial proposals in the earlier School Travel Plan for a pathway across the playing field were not approved by WC at that time.

Proposal	Proposer	Seconder	Resolution
To SUPPORT this application with a preference for FOUR affordable homes as shown on the plans (note that the title of the proposal in this consultation document says 3 affordable homes)	TH	DS	AGREED unanimously

5c. 20/07728/FUL - Retrospective planning for tree house in back garden (Resubmission of 20/00093/FUL) at Green Farm, The Green, Urchfont, SN10 4RB for Mrs Corke

Site Visit Took Place on: Not required, visit made following previous application 20/0093/FUL
Letters of Representation received: 1 letter of support on the WC website, none received by UPC.

TH explained that no changes had been made since the last application. In response to a question from LC, TH confirmed that the last application had been supported by UPC but refused by WC and the applicants had been ordered to remove the structure. DS suggested that UPC should continue to support the application as on the last occasion.

Proposal	Proposer	Seconder	Resolution
To SUPPORT this application	TH	DS	AGREED unanimously

5d. 20/08298/FUL - Single storey rear extension, fenestration adjustments, new porch and associated internal alterations to existing dwelling house and conversion of existing outbuilding to home office at Grosvenor House, The Bottom, Urchfont, SN10 4SF for Mr & Mrs Brocklesby

Site Visit took Place on: 12th October 2020 (three councillors), applicant was present.
Letters of Representation received: None appear on the WC website or have been received by UPC.

TH explained the detail of the application and then invited Mr Brocklesby to speak.

Chairman closed the meeting for public participation

Mr Brocklesby emphasized the small nature of proposed improvement to the front of the property and explained that the 1m extension to the rear brings his property in line with neighbouring properties.

Chairman re-opened the Council meeting

TH commented that the proposals appeared sensible, did not impact on neighbouring properties who had been consulted by the applicant. GD could see no problem with the proposed works, MH commented that this is a sensible and straightforward application.

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

6. Decisions received from Wiltshire Council up to 6th October 2020

6a. 20/06765/TCA - T1 Maple reduce by 2-3m, T2 Bay reduce in height by 2m, T3 Conifer remove, T8 Cherry reduce reshape by 2m, T9 Maple reduce by 3m at Urchfont House, B3098 Witchell Lane North East To High Street Junction, Urchfont, SN10 4RP – NO OBJECTION

6b. 20/05046 – Detached Farmhouse and Cattle Barn at Marsh Farm, Lydeway, SN10 3PR – APPROVE with conditions.

7. Matters for Report

7a. 'Planning for the Future White Paper' and its associated consultation – Having prepared a draft response to the White Paper in consultation with the Chairman, TH had distributed this to all councillors and received a very positive response from all that responded. BL pointed out that he had just circulated the WC response to the White Paper which appeared largely similar to the points made in the UPC submission. It was agreed that the proposed UPC response should be submitted by TH with a copy to the local MP.

ACTION: Planning/02/20 - TH

Date of next scheduled Planning Meeting is Wednesday 11th November 2020.