



DRAFT Minutes of the Urchfont Parish Council (UPC) Planning Meeting held remotely on Wednesday 9th September 2020.

Present: Councillors: Day (GD – Chairman), Botham (MB), Hill (TH), Kemp (MK), Cowen (LC), Stevens (DS), Hollyman (MH) and Cottle (SC)

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 C Armitstead, Mr M Smith

- 1. Apologies:** Cllrs Creasey (GC), Cottell (PC) and Hill (TH) (post Item 5 due to internet instability)
- 2. Declarations of Interest:** MK declared a non-pecuniary interest in Item 5a
- 3. Minutes of a meeting held on 5th August 2020**

Proposal	Proposer	Seconder	Resolution
To approve and sign the minutes unchanged as a true and accurate record of the meeting.	GD	MK	AGREED 1 abstention due to absence on 5 th August

- 4. Matters arising from Minutes of 5th August 2020 – None**

- 5. Plans for discussion**

- 5a. 20/06929/FUL - Proposed alterations/replacement single storey rear extension with associated internal alterations at Tethers End, Greengate Road, Wedhampton, SN10 3QB for Mr C Armitstead**

Site Visit: by three councillors on 8th September 2020 in the presence of Mrs Armistead

Representations: None received or on WC website

The Chairman closed the meeting for public participation

Mr Armitstead stated that he believed the proposed works are fairly straightforward, non-controversial and make the extension more usable.

The Chairman re-opened the Council meeting

TH confirmed that the works comprised replacement of the extension roof by a more thermally efficient material and provision of a new end wall which provided additional privacy. MH commented that the works appear sensible and non-contentious within the existing footprint. GD agreed with MH.

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

5b. 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 for Mr D Butler (Conservation Contractor Ltd)

Site Visit: by three councillors on 8th September 2020, in the presence of Mrs Chick (Property Owner)

Representations: None received by UPC or on the WC website

TH commented that the application made by the agent was slightly confusing in that it did not fully reflect the requirements explained by Mrs Chick, however, the works were primarily required management of trees with only one being felled. MH confirmed that he had no objection to the proposed works.

Proposal	Proposer	Seconder	Resolution
NO OBJECTION to this application	TH	MH	AGREED unanimously

5c. 20/07117/FUL - Single storey kitchen extension to rear of dwelling at 17 Manor Farmyard, Urchfont, SN10 4BA for Mr C Branford White

Site Visit: by three councillors on 8th September 2020, in the presence of the applicant

Representations: One letter of support on the WC website

TH explained that the proposed works are at the rear of the property which is not overlooked and as such will not impact on neighbours. GD commented that he supported the proposal.

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

6. Decisions received from Wiltshire Council up to 28th August 2020

6a. 20/05522/TCA – Fell Conifer hedge, reduce limbs of Walnut tree overhanging property by up to 50% and remove limb from apple overhanging lawn at The Cottage, Chapel Lane, Urchfont, SN10 4QY – **NO OBJECTION**

6b. 20/04619/LBC – Removal of internal wall at ground floor level and insertion of new structural beam (renewal of 16/06612/LBC) at Urchfont House, Urchfont, SN10 4RP – **APPROVE WITH CONDITIONS**

6c. 20/05664/TCA - T1 - T3 - Row of Ash trees - pollard to previous points at The Ark The Green Urchfont SN10 4RB – **NO OBJECTION**

6d. 20/05811/TCA - Cherry (T1) - reduce and shape by 30%, Field maple (T2) - Fell as to close to other field maple, Field maple (T3) - reduce and shape by 30% at Penning House High Street Urchfont SN10 4QH – **NO OBJECTION**

7. Matters for Report

7a. 'Planning for the Future White Paper' and its associated consultation.

Details of the White Paper and associated consultations had been distributed to all councillors prior to the meeting (7th September). In the absence of TH, GD briefly explained the concept of the white paper, now subject of consultation, which is primarily aimed at promoting easier and potentially larger housing development. GD believed that the proposals would raise a number of concerns locally and more widely. LC highlighted the fact that the paper suggested that a new neighbourhood plan will be required every two years, he believed this to be totally unreasonable and impractical. PW totally agreed with LC regarding neighbourhood plans and expressed the view that the White Paper is incredibly urban centric with little focus on rural areas. PW also stated that WC has achieved all housing targets, the main problem is that houses are not being built by developers often for long periods despite planning approval being given. Developers very often consider land to be more financially viable by delaying builds. PW advised that WC will be commenting on the white

paper to highlight concerns, he hoped that parish councils will similarly respond within the consultation deadlines. GD encouraged all councillors to read the White Paper published by the Ministry of housing, Communities and Local Government and to contribute individually or jointly (via Planning Lead Councillor) to the consultation process which has a deadline of 12 weeks from the 6th August 2020 if considered necessary.

Post meeting note: two associated consultations published by the same Ministry are as follows and should also be commented on if considered necessary:

- Changes to the current planning system – deadline 1st October 2020
- Transparency and competition: a call for evidence on data on land control – deadline 30th October 2020

ACTION: PLANNING/1/20 – ALL COUNCILLORS

Date of next scheduled UPC Planning Meeting is Wednesday 14th October 2020.