



DRAFT Minutes of the Urchfont Parish Council (UPC) Planning Meeting held in Urchfont Village Hall on Wednesday 10th July 2024

Present: Councillor's: Moscrop (PM – Chair), Bamber (SB – Vice Chair), Rotherford (JR), Hill (TH), Shears (SS), Stephens (AS) and Harding (RH)

Councillor for Urchfont & Bishops Cannings: Philip Whitehead (PW)

Clerk to the Council: Lunn (BL)

Members of the Public (for all or part of the meeting): Robert Organ, Graham & Valerie Day, Ducan & Linda Forster, Joe McDermot, Roy Ellis, Malcolm Smith, Andy Cridland

- 1. Apologies: Cllrs Waddell (JW) and Kendall (PK)**
- 2. Declarations of Interest - None**
- 3. Minutes of a meeting held on 12th June 2024**

Proposal	Proposer	Seconder	Resolution
Approved and signed unchanged as a true and accurate record of the meeting	PM	JR	AGREED with two abstentions due to absence

- 4. Matters arising from Minutes of 12th June 2024 – None raised**

- 5. Plans for discussion**

PL/2024/06119 - Prior approval under Part 3 Class Q: Agricultural buildings to dwellinghouses for the proposed conversion of existing barn to one self-build dwelling and associated infrastructure, including parking - Barn at Foxley Corner, Lydeaway, Devizes, SN10 3PY

The applicant, Mr. Forster was invited to speak. He said that he had inherited the property from his grandfather and uncle and wished to improve it for his own use, most trees will be retained. TH commented that 4 councillors had visited the site. PM commented that the footprint is in keeping with the existing property which is an eyesore and is not overlooked. JR wondered why such a small house is being proposed in a very large area. Malcolm Smith commented that the site is outside the development area and as such the application should be opposed. TH confirmed that the site is not in the current neighbourhood Plan and is outside the development area. AS suggested that this site should be included in the revised NP which will apply from 2026.

Proposal	Proposer	Seconder	Resolution
To OBJECT on the grounds that this site is not in the current Urchfont, Wedhampton and Lydeaway Neighbourhood Plan and is outside the permitted development area.	TH	AS	AGREED unanimously

PL/2024/02062 - Removal/variation of conditions - Application to vary condition no. 3 on planning consent ref: 20/08600/FUL at 8 THE ORCHARD, URCHFONT, DEVIZES, SN10 4QX

The applicant Mr. Cridland was invited to speak. He confirmed that he wants to improve the property and increase kerb appeal with the potential view to selling it or renting out part. Recognising that there have been issues with parking in the past on and off his property in The Orchard, he is nevertheless looking for the backing of the community to improve the property and at the same time overcome parking previous issues. TH confirmed that this property is in the conservation area. He explained the background on this property including previous retrospective applications relating to use of the garden building for residential purposes, the Parish Council objected. Representations had been copied to all councillors prior to the meeting from Graham Houlden (see Appendix 1 on website only) and David Myers (see

Appendix 2 on website only) objecting to this application. SB was of the view that nothing has changed and furthermore was not convinced that traffic congestion will improve as a result of this application, JR agreed.

Proposal	Proposer	Seconder	Resolution
Consensus indicated that nothing has materially changed since the earlier application when condition 3 was applied. On this basis it was resolved to again OBJECT primarily due to the potential for increased parking in an already congested road / turning area and the fact that a public footpath passes directly behind and close to the property in question.	TH	SB	AGREED with one abstention

PL/2024/05238 - Full planning permission - Proposed replacement house, attached garage and associated driveway and planting at Wayside Cottage, Crookwood Lane, Urchfont, SN10 4RA

Malcolm Smith expressed the view that the Village does not need such a large property, the site would be better used for 2 or more smaller properties, he encouraged the Council to object. Graham Day read out a prepared statement objecting to the proposal (see Appendix 3 on website only). TH read out a statement from Richard Hawkins objecting to the application (see Appendix 4 on website only). Other letters of objection are on the WC Planning website including one from the Conservation Officer commenting that it is a rather pretentious building. Councillors visited the site and noted the very large footprint of the proposed building(s) compared to the original house, JR agreed and further commented that it is not in keeping with the area in terms of size or design. AS commented that he likes large houses but would object to this proposal in its current form. PM recognized that this is a large-scale house proposal but is not overlooked and did not have a major problem with the proposal. TH summed up by stating that the site certainly needs development but, in his view, not in this way.

Proposal	Proposer	Seconder	Resolution
To OBJECT as the design / style and significantly enlarged footprint of the proposed property is not in keeping with the area or the property it is replacing.	TH	JR	AGREED unanimously

PL/2023/10332 - Full planning permission - Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 49.9 MW, including mounting system, permanent on site grid connection hub, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 50 years on Land South of Potterne Park Farm, nr Potterne, Devizes, Wilts, SN10 5QT

TH commented that this is not the first time the Council has considered this proposal, UPC objected previously and there were over 50 objections published on the WC website. Bob Organ expressed real concern about potential impact on the many footpaths in this area and whether they would be maintained. Malcolm Smith reiterated that the main issue remains access to the site and potential impact on surrounding villages. TH confirmed that the main access route cited is via the A360. PW pointed out that this will be visible from an ANOB. PM was of the view that nothing has fundamentally changed from the earlier application and so should again be subject of an objection, RH agreed.

TH referred to a second solar farm / renewable energy generating application that had been received based on Land east of Blount's Farm, Potterne (PL/2024/04926). TH identified both applications on a map to demonstrate the relatively close locations. BL pointed out that this could not be discussed, and a decision recorded at this meeting as the application was received too late to include on the agenda. As the consultation date for this application is prior to the UPC August meeting, BL will seek an extension. If not agreed, then an extraordinary meeting may need to be held to consider this second application. PW commented that Wiltshire has more solar farms than elsewhere in the UK, WC has asked the government to advise on the cumulative effect of such farms which are in some cases surrounding villages. He advised that both applications have been called in by Potterne.

Proposal	Proposer	Seconder	Resolution
To again OBJECT to this proposal due mainly to significant electorate objections voiced at a Parish Council meeting in February 2024, the size of the proposed solar farm, wrong location for a	TH	PM	AGREED unanimously

<p>variety of environmental / ANOB / practical reasons including the perceived increased volume of HGV traffic that would pass through the Parish during construction and maintenance. Concerns were also expressed about potential proliferation of solar farms in the area if this application is approved.</p>			
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6. Decisions Received from Wiltshire Council up until 30th June 2024

PL/2024/04124 - Householder Application - Proposed extension, garage extension and solar panels at 12 The Orchard, Urchfont, Devizes, SN10 4QX - APPROVE WITH CONDITIONS

PL/2024/03800 - Householder Application - Demolition of attached garage and replacement with 1.5 storey extension at Fosbury Cottage, The Green, Urchfont, Devizes, SN10 4RB - REFUSE

PL/2024/04307 - Householder Application - Replacement of 6 no. windows and installation of 2 no. new masonry piers to cellar (part retrospective) at Urchfont House, Urchfont, Devizes, SN10 4RP - APPROVE WITH CONDITIONS

PL/2024/04561 - Works to a Listed Building - Replacement of 6 no. windows and installation of 2 no. new masonry piers to cellar (part retrospective) at Urchfont House, Urchfont, Devizes, SN10 4RP - Approve with Conditions

7. Matters for Report – None raised.

Date of Next Scheduled Meeting: 14th August 2024 as part of the Full Council meeting.

APPENDIX 1 TO JULY 2024 PLANNING MINUTES

Email dated 9th July 2024 from Graham Houlden

PL/2024/02062 - Removal/variation of conditions - Application to vary condition no. 3 on planning consent ref: 20/08600/FUL at 8 THE ORCHARD, URCHFONT, DEVIZES, SN10 4QX

Apparently, the above is an item is to be discussed during the UPC planning agenda on Wednesday 10th July'24.

Could you please note that, as there appears to be no material difference between this new application and the original one rejected earlier this year, my objection to that one remains relevant to this one too.

Specifically, I would make the following comments regarding parking.

The original 70's design of The Orchard, with an obvious view to an anticipated future increase in road traffic, incorporated a lay-by and turning area, with the intention of coping with that increase. Due to the present-day parking requirements of Mr Cridland, who maintains 7 vehicles within The Orchard, those facilities are, to a large extent, regularly denied to other road users!

Regards
Graham Houlden

APPENDIX 2 TO JULY 2024 PLANNING MINUTES

Email from David Myers to Cllr Trevor Hill dated 7th July 2024

Hi Trevor

PL/2024/02062 - Removal/variation of conditions - Application to vary condition no. 3 on planning consent ref: 20/08600/FUL at 8 THE ORCHARD, URCHFONT, DEVIZES, SN10 4QX

I note the above is on the UPC Planning meeting agenda for this coming Wednesday, having previously been discussed and unanimously rejected at the meeting on 13th March 2024. Do you know why Wiltshire Council's initial Decision Deadline date was extended and this matter is continuing to be deliberated?

Nothing has changed since the previous consideration of this application. Mr Cridland still has seven vehicles to be accommodated and still occupies the same locations within The Orchard to do this, causing the same inconvenience to other residents, and those from outside needing to access the road for deliveries or to visit.

Both Graham Houlden and I have made further comments on the Wiltshire Council website, repeating those made back in March.

We hope that UPC will, again, object.

*Kind regards
David Myers*

Planning Application for Wayside Cottage July 2024

Response Type: Object

Our comments lie under the headings of "Design, Appearance and Layout" and "Conservation of Buildings, Trees and Open Land".

Design, Appearance and Layout

Examination of the Location Plan and Existing Block Plan indicates that the new proposal has a total footprint which is twice the size of the previous house and garage. This seems an excessive expansion of the footprint for this site in this area of Urchfont. The design and style of the house is also not in keeping with its immediate surroundings, which include a conservation area.

Furthermore, the new house and connected garage have been brought much more to the south and west of the site which means that they impose themselves unnecessarily on neighbouring properties to the south and west.

Conservation of Building, Trees and Open Land

The Arboricultural report identifies tree T1 as being a fine specimen with a projected life of 20-40 years. However, the proposed development will encroach by about 8 square metres (or 3%) on the root protection area of T1. We are concerned that Wiltshire Council's approval of the Hazel Green site allowed the construction of car ports which we believe could also be encroaching on the root protection area of T1. As noted in the report, this tree is at least 16 metres tall, and the trunk has a southerly lean. Should the tree fall because of damage to the roots then it will probably damage either our property or that of our immediate neighbour to the east.

Conclusion

For both of these reasons, we object to the current planning application. The new property should be reduced in size and moved further north and east within the site.

Response by Graham & Valerie Day
9th July 2024

**Planning Application: Wayside Cottage on PL/2024/05238, Crookwood Lane, Urchfont, SN10 4RA
Proposed replacement house, attached garage, associated driveway and planting.**

The proposal is to replace the original fire damaged thatched cottage with an extremely large grandiose classical house which will be totally out of character with its surroundings and ignores requirements in our Neighbourhood Plan as detailed below:

- Protect the visual qualities, heritage and character of the villages.
- Show designs of appropriate scale, layout and form which respect the existing rural locality and reflect local distinctiveness.
- Respect the character and appearance of the Conservation Area and conserve historic buildings and their settings. (This site is on the edge of the Conservation Area.)
- Makes efficient use of land and, as a guide, a minimum density of 30 houses per hectare will be expected. (This site could be developed with 3 smaller houses.)
- Need for sustainable small-scale development appropriate for the rural character of the Parish.

Richard Hawkins
2 Peppercombe Close
7th July 2024