



DRAFT Minutes of the Urchfont Parish Council (UPC) Planning Meeting held in Urchfont Village Hall on Wednesday 12th June 2024

Present: Councillor's: Moscrop (PM – Chair), Bamber (SB – Vice Chair), Rotherford (JR), Hill (TH), Kendall (PK), Waddell (JW) and Stephens (AS)

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): Nicky Mitchell

- 1. Declarations of Interest - None**
- 2. Minutes of a meeting held on 8th May 2024**

Proposal	Proposer	Seconded	Resolution
To approve and sign the minutes unchanged as a true and accurate meeting of the meeting.	TH	AS	AGREED unanimously

- 3. Matters arising from Minutes of 8th May 2024 – None identified**

- 4. Plans for discussion**

PL/2024/04407 - Householder planning permission - Erect a small, timber domestic garage on a concrete base, and extend the existing driveway at 7 The Orchard, Urchfont, Devizes, SN10 4QX

Two councillors visited the property and met with the applicant. The new timber garage will be constructed on a similar footprint to the existing and will not impact tree roots in the gardens. The extended driveway will connect to the existing and will not require additional dropped kerbs.

Proposal	Proposer	Seconded	Resolution
To SUPPORT this application	JW	TH	AGREED unanimously

PL/2024/04244 - Full planning permission - Retrospective permission for change of use of existing cabin in rear garden to run a dog grooming service at 6 Manor Close, Urchfont, Devizes, SN10 4RE

Two councillors visited the property. Whilst being originally advised to only seek a Certificate of Lawfulness for change of use by WC, this was subsequently rejected, and full retrospective planning required. In the meantime and because this was an error on the part of WC, they allowed the applicant to continue operating her dog grooming business five days per week (Mon-Fri). JW stated that the business appears to be well thought out, the facility is immaculate, and a parking space is available for clients so as not to interfere with an already congested road.

Proposal	Proposer	Seconded	Resolution
To SUPPORT this application	JW	AS	AGREED unanimously

PL/2024/04561 - Listed building consent (Alt/Ext) - Replacement of 6 no. windows and installation of 2 no. new masonry piers to cellar (part retrospective) at Urchfont House, Urchfont, Devizes, SN10 4RP **PL/2024/04307 - Householder planning permission - Replacement of 6 no. windows and installation of 2 no. new masonry piers to cellar (part retrospective) at Urchfont House, Urchfont, Devizes, SN10 4RP**

Two councillors visited the property and met with the applicant. JW stated that the windows were in fact replaced around 2 years ago on the understanding of the applicant that permission was not required as the window design is identical to the original 1980's versions but double glazed. Hence the retrospective applications which have already received positive recommendations from the WC conservation officer. The intended masonry piers are to replace inadequate and rusting acro-props.

Proposal	Proposer	Seconded	Resolution
To SUPPORT these applications	JW	PM	AGREED unanimously

PL/2024/04124 - Householder planning permission - Proposed extension, garage extension and solar panels at 12 The Orchard, Urchfont, Devizes, SN10 4QX

Three councillors visited the property and met the applicant. A previous application had been approved with conditions in 2023, but a change of architect identified further improvements which determined a change in the planned layout within a slightly smaller footprint. TH commented that the proposal is less intrusive and will not impact on neighbours, he had no issues with the application.

Proposal	Proposer	Seconded	Resolution
To SUPPORT this application	JW	TH	AGREED unanimously

PL/2024/04977 - Notification of proposed works to trees in a conservation area - Beech tree - Crown reduce 3mtrs Oak tree - Crown reduce 3mtrs Pine tree - Crown reduce 3mtrs Because on boundary overhanging neighbours at LARKS GATE, PEPPERCOMBE CLOSE, URCHFONT, DEVIZES, SN10 4QS

Two councillors visited the property and met with the applicant. JW stated that the three trees are entwined with each other on the edge of the property and are growing over and affecting adjoining properties more than that of the applicant. TH commented that the tree surgeon has stated that reducing crowns to 3 meters will improve growing conditions,

Proposal	Proposer	Seconded	Resolution
NO OBJECTION	JW	TH	AGREED unanimously

5. Decisions Received from Wiltshire Council up until 2nd June 2024 – None notified.

6. Matters for Report

Proposal for development of Urchfont Garage Site – PM reported that Gaiger’s are intending to put in an application to develop this site which is in the current Neighbourhood Plan. They have written to neighbours of the site. Gaiger’s had been in touch with her seeking a pre-planning application meeting with the Parish Council which she rejected on the grounds that the Council would not be able discuss or make comment at this stage. PM emphasized that if individual councillors are approached, then they can express their own opinions but stress that they are made as a member of the public and do not represent Council views or any form of decision.

Date of Next Scheduled Meeting: 10th July 2024 as part of the Full Council meeting.