



DRAFT Minutes of the Urchfont Parish Council (UPC) Planning Meeting held in Urchfont Village Hall on Wednesday 13th November 2024

Present: Councillor's: Moscrop (PM – Chair), Bamber (SB – Vice Chair), Hill (TH), Waddell (JW), Stephens (AS) and Chadwick (RC)

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): Derek Cook, Roger Chadwick, Lisa & Al Gordon, Kay Sibley, Tracey Lloyd, Jason Wildman

- 1. Apologies: Cllrs Rotherford (JR), Shears (SS), Harding (RH) and Kendall (PK)**
- 2. Declarations of Interest:** None declared at the meeting
- 3. Minutes of a meeting held on 9th October 2024**

Proposal	Proposed	Seconded	Resolved
To approve and sign the minutes unchanged as a true and accurate record of the meeting	JW	AS	AGREED with 2 abstentions

4. Matters arising from Minutes of 9th October 2024

PL/2024/07035 – Application for Urchfont Garage site – to receive an update and consider any further evidence for submission to WC.

JW explained that this application will be considered by the Eastern Area Planning Committee next Thursday (21st). PW confirmed that the planning case officer could not be convinced to reject the application despite significant and comprehensive objections, as such it has to go to Committee. The Committee will consider the planning balance between construction of 5 new houses against permanent loss of the garage site offering employment in the area. Four speakers will be allowed against the application, representing the garage tenants (3 minutes), current neighbourhood plan (3 minutes) and Parish Council (4 minutes) plus PW (unlimited time). The objective is obviously to convince the committee to reject the application.

PW will be telling Gaigers that they have been misled to date but emphasising that this will not be the case following the Committee meeting. He will also be speaking to the press in advance.

The more members of the public people who attend the committee the better, they should be encouraged to do so via Facebook and other publicity means. PW suggested that the nominated speakers should meet briefly in advance of the committee meeting to prepare, ideally a group gathering should meet local to the committee venue and walk together to the meeting to highlight feelings to the press etc.

5. Plans for discussion

PL/2024/09701 - Notification of proposed works to trees in a conservation area - Group of 3 x Common Beech (T1) - reduce crowns by 30% (3/4m) at Larks Gate, Peppercombe Close, Urchfont, Devizes, Sn10 4qs

Three councillors visited the property and met with the house owner. JW commented that the trees are big and will certainly benefit from the proposed works. AS agreed, and confirmed that this is purely maintenance work.

Proposal	Proposed	Seconded	Resolved
NO OBJECTION to this application	JW	AS	AGREED unanimously

PL/2024/09482 - Notification of proposed works to trees in a conservation area - Magnolia - Prune by approx.2m Beech Trees - Clear limbs from utility line, approx.1m reduction from lines Crab Apple - Reduce canopy by up to 2m and to approx. Line on annotated photograph Paper Handkerchief Tree - Reduce down by approx.2m and reduce canopy width by approx.500mm at Urchfont Manor, Urchfont, Devizes, SN10 4RF

Three councillors visited this property and met with the owner Eleonor Jones. It was confirmed that all trees are in the conservation area but that none have TPO's. The owner is clearly very knowledgeable on tree care. SB and AS both agreed that the proposals are all sensible and straightforward as part of ongoing management.

Proposal	Proposed	Seconded	Resolved
NO OBJECTION to this application	AS	JW	AGREED unanimously

PL/2024/09054 - Householder planning permission - Replace existing roof on southern side of bungalow and install 18 photovoltaic (PV) mono black panels integrated into roof of the property at 1 The Orchard, Urchfont, Devizes, Wilts, SN10 4QX

The applicant, Kay Sibley, was invited to speak. She explained that they had originally applied for PV at the same time as an extension around 2 years earlier but had been advised to remove PV to gain approval. The only reason they are having to seek PV approval now is because the property can be potentially seen from the highway. They intend to plant bushes to shield the property from view from the highway. She asked whether the application can be called in if rejected by WC Planning.

PW commented that he could understand WC reaction to the earlier application, but PV systems are now more efficient and less obtrusive. He would be happy to call this application in to try to set a precedent for other applications in similar circumstances which are currently failing appeal procedures. Two councillors had visited the property and noted that a neighbour with PV had used bushes to shield the view. The panels being proposed will be flush with the roofline.

Proposal	Proposed	Seconded	Resolved
To SUPPORT this application	JW	SB	AGREED unanimously

Proposal	Proposed	Seconded	Resolved
To ask Cllr Whitehead to call in this application	JW	PM	AGREED unanimously

PL/2024/07319 - Householder planning permission - Demolition of attached garage and replacement with single storey extension Fosbury Cottage, The Green, Urchfont, Devizes, SN10 4RB (AMENDED PLANS)

A repeat site visit was not considered necessary, JW had agreed with other councillors that UPC had previously SUPPORTED this application, and proposed changes did not change this viewpoint. TH stressed that the owner is trying to improve the property, especially the garage which is pretty dilapidated, for some reason the WC Conservation Officer has concerns.

Proposal	Proposed	Seconded	Resolved
To SUPPORT this application as previously determined in August 2024	JW	TH	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 Potterne Solar Project Limited

TH commented that this is the third version of this application for land bordering our Parish, amendments do not alter the reason for UPC OBJECT decisions in the past. PW confirmed that Wiltshire has more solar farms than anywhere else in the UK, some villages are literally being surrounded. WC needs strategic direction and power from the government to centrally deal with the cumulative impact of such farms. SB commented that there is evidence showing that the applicants (Stark) try to gain planning permission on sites and then sell them on to others to undertake the actual development.

Proposal	Proposed	Seconded	Resolved
To OBJECT to this application on the same grounds as reported on 15 th February 2024	JW	PM	AGREED unanimously

6. Received from Wiltshire Council up until 10th November 2024

PL/2024/08300 - Proposed Works to Trees in a Conservation Area - Cherry tree - crown reduce by 30% (1m-2m); balance; shape and remove deadwood. Bay tree - reduce to 2m at ROWLANDS, HIGH STREET, URCHFONT, DEVIZES, SN10 4QL – NO OBJECTION

PL/2024/08933 - Proposed Works to Trees in a Conservation Area - T1 - Variegated Maple tree - overall reduction of canopy by up to 50% at 15 THE ORCHARD, URCHFONT, DEVIZES, SN10 4QX - NO OBJECTION

7. Matters for Report

PW commented that the application relating to change of use to facilitate Air B&B at 21 The Orchard, which had previously been the subject of a UPC objection, will be considered by the Eastern Area Planning Committee next week. PW will speak against the application.

Date of Next Scheduled Meeting: 11th December 2024 as part of the Full Council meeting.