

DRAFT Minutes of the Urchfont Parish Council (UPC) Planning Meeting held in Urchfont Village Hall on Wednesday 11th September 2024

Present: Councillor's: Moscrop (PM – Chair), Stephens (AS), Kendall (PK) and Waddell (JW)

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): Bob Organ, Bob Ward, Clare Cannon, Sam Weller

- 1. Apologies:** Cllrs Bamber (SB), Rotherford (JR), Hill (TH), Shears (SS) and Harding (RH)

(NOTE: As the number of councillors attending this planning meeting, requiring application decisions, is less than the quorum of 5, all resolutions will require ratification at the October meeting)

- 2. Declarations of Interest** – None declared at the meeting

- 3. Minutes of a meeting held on 14th August 2024**

Proposal	Proposer	Seconder	Resolution
To approve and sign the minutes as a true and accurate record of the meeting	JW	PM	AGREED with one abstention due to absence.

- 4. Matters arising from Minutes of 14th August 2024** – None raised

- 5. Plans for discussion**

PL/2024/07511 - Householder planning permission - Proposed outdoor pool and air source heat pump at Applegarth, Walnut Close, Urchfont, Devizes, Wilts, SN10 4RU

Clare Cannon was invited to speak, she indicated that she is the nearest neighbour and would support the application.

JW indicated that she and AS had visited the site in the absence of the applicant. This is an exercise pool (12m x 3m) rather than a normal swimming pool. The only really visible structure above ground is to house the heat pump. All near neighbours have been consulted by the applicant.

Proposal	Proposer	Seconder	Resolution
To SUPPORT this application	AS	PM	AGREED unanimously

PL/2024/07575 - Householder planning permission - Proposed side extension, front open porch, facade and window alterations, floor plan redesign and all associated works at 3 St Michael's Close, Deers Leap, 3 St Michaels Close, Urchfont, Devizes, SN10 4QJ

A site visit was made by JW and AS who spoke to the applicant. The current property is now not suitable for growing family needs. The footprint of the proposal is little changed from the original and does not appear to have any impact on neighbours who have all been consulted by the applicant. AS confirmed agreement with these comments.

Proposal	Proposer	Seconder	Resolution
To SUPPORT this application.	AS	JW	AGREED unanimously

PL/2024/06296 - Notification of proposed works to trees in a conservation area - Copper Beech tree - 3 metre crown reduction at THE OLD BAKEHOUSE, HIGH STREET, URCHFON, DEVIZES, SN10 4QL

A site visit was made by JW and AS earlier in the week. The tree is close to the house, is lop sided and hanging over a neighbours garden. JW had spoken to the WC Case Officer who had indicated that the applicant would be allowed to remove more from one side to balance the tree proportions.

Proposal	Proposer	Seconder	Resolution
NO OBJECTION to this proposal	JW	PM	AGREED unanimously

PL/2024/02062 - Removal/variation of conditions - Application to vary condition no. 2 and 3 on planning consent ref: 20/08600/FUL for 8 The Orchard, Urchfont, Devizes, SN10 4QX

JW read out the following statement she had prepared prior to the meeting: Urchfont Parish council considered this application on the 13th March this year when it was decided to object, primarily due to the potential for increased parking in an already congested road and turning area and because a public footpath passes directly behind and close to the property in question. This application then again came up at the UPC meeting on the 10th July this year where consensus indicated that nothing had materially changed since the earlier application when condition three was applied and on that basis it was resolved to again object.

The proposal is once again on our agenda tonight and I've gone through the latest application, to vary condition Number 3 and compared it with the previous version. Apart from the wording of condition 3 being altered slightly and with the addition of an offer to keep a 'register of occupants' were it to be used for Holiday accommodation purposes, I can see no material change to the application. I also note that when referring to the new plan that has been submitted it says that the new drawings are 'approved' but I am not sure whom they have been approved by.

The site plan drawings have been changed and now show parking for the use of the annex. I notice that these new drawings also now show two further buildings that were not marked on any previous plans. These new additional buildings are marked on the plans as an existing wood store and an existing garden store. I can see that it also states that these are subject to separate and retrospective planning, although this is not an application that the Parish Council have been officially notified of or asked to consult on as yet. In my opinion the one thing that the new drawings do clearly show is there is very little room left on this site to do anything and it is already very overdeveloped.

If an application had been made for additional non-ancillary accommodation in the first place, it would have been refused. By allowing the change of use now I believe that we would be setting a precedent for other houses in Orchard close, Urchfont and the wider parish that this can be done, the impact of which would be huge on all parking areas.

No other councillors made further comment.

Proposal	Proposer	Seconder	Resolution
<p>To object to this application for the following reasons:</p> <ul style="list-style-type: none"> • The overdevelopment of a single plot. • Granting this change of use would be setting a dangerous precedent for the surrounding area. • It would significantly increase accessing and exiting for the cul-de-sac. • It will worsen existing parking and restrict manoeuvring within a confined close • It will negatively impact the setting in a conservation area and the nearby right of way. 	JW	PM	AGREED unanimously

PL/2024/07566 - Consent under Tree Preservation Orders - T5 - Lawson Cypress - Fell - To replant with a deciduous tree (Silver Birch) that will hold more amenity value and allow more free flow of light into the property. (Type of tree does not take well to reduction works and is causing excessive shading in the garden.) at LITTLE OAKFRITH, 6 PEPPERCOMBE CLOSE, URCHFONT, DEVIZES, SN10 4QS

A visit had been made the previous month for an earlier application regarding this tree, no visit was made this month. Instead JW directly liaised with a WC case officer regarding this application. The officer was of a mind that the tree in question was not likely to cope well with the proposed tree works that had previously been agreed. We agreed that, as the tree is not in the best of health and non-native, that the applicants request to fell the tree and replace it with a native deciduous tree would be far more suitable and offer greater amenity value within the conservation area.

Proposal	Proposer	Seconder	Resolution
NO OBJECTION to this proposal	JW	PK	AGREED unanimously

PL/2024/08217 - Notification of proposed works to trees in a conservation area Field Maple tree - fell GREENACRE, THE GREEN, URCHFONT, DEVIZES, SN10 4QU

This application had been withdrawn by the applicant prior to the meeting.

6. Decisions Received from Wiltshire Council up until 1st September 2024

PL/2024/05238 - Full Planning Permission - Proposed replacement house, attached garage and associated driveway and Planting at Wayside Cottage, Crookwood Lane, Urchfont, SN10 4RA - WITHDRAWN BY APPLICANT

PL/2024/06119 - Prior Approval - Class Q - Agricultural to Dwellinghouse - 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 at Barn at Foxley Corner, Lydeway, Devizes, SN10 3PY - PRIOR APPROVAL REFUSED

7. Matters for Report

Land South of Ballingers Appeal (PL/2024/02372) - PW reported that an appeal has been lodged, utilising the Planning Inspectorate written presentation procedure, has been raised by the applicants relating following refusal of their application for a development on this land. Anyone can register comments with the Inspectorate in this respect.

(Post Meeting Note: Full details of this appeal was distributed to all councillors on 31st August 2024)

Anyone wishing to comment can do so using the following guidance:

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see <https://acp.planninginspectorate.gov.uk>. Alternatively, you can send your comments to The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN, quoting the Inspectorate reference. Comments should be received by 04 October 2024.

Date of Next Scheduled Meeting: 9th October 2024 as part of the Full Council meeting.