



**DRAFT Minutes of the Urchfont Parish Council (UPC) Planning Meeting held in Urchfont Village Hall on Wednesday 10<sup>th</sup> May 2023**

**Present:** Councillors: Moscrop (PM), Bamber (SB), Holt (SH), Gibb (HG) and Rotherford (JR)

**Clerk to the Council:** Lunn (BL)

**Councilor for Urchfont & Bishops Cannings:** Whitehead (PW)

**Members of the Public (for all or part of the meeting):** Mr & Mrs Botham, Mrs Mottram, Mr & Mrs Duggan, Mr & Mrs Grew, Mr Gardnor, Ms Bumbler, Mr & Mrs Simper, Mr & Mrs Stevenson, Mr & Mrs Creasey, Mr Newell, Mr Ellis, Mr Stevens, Mr & Mrs Steadman, Mrs Potter, Mr Organ, Mr Walker, Mr & Mrs Donald, Mr Taylor, Mrs Mitchell, Mrs Holt, Ms Szakalo, Mrs Woodward, Mr & Mrs Turner, Ms Castle, Mr & Mrs Smith, Ms Hammond, Ms Craddock.

- 1. Apologies:** – Cllrs Hollyman (MH), Hill (TH) and Rotherham (PR)
- 2. Declarations of Interest** – None declared at the meeting
- 3. Minutes of a meeting held on 12<sup>th</sup> April 2023**

| <b>Proposal</b>   | <b>Proposer</b> | <b>Seconder</b> | <b>Resolution</b>   |
|---|-----------------|-----------------|---|
| <b>To approve and sign the minutes unchanged as a true and accurate record of the meeting</b> | <b>PM</b>       | <b>SH</b>       | <b>AGREED with one abstention as absent from the meeting.</b> |

- 4. Matters arising from Minutes of 12<sup>th</sup> April 2023** – No matters raised
- 5. Plans for discussion**

**a. PL/2023/02372 Outline planning permission: Some matters reserved - Outline application with all matters reserved bar access for the development of up to 24 dwellings, including affordable housing, 5 self-build plots and associated infrastructure on Land south of Ballingers, Urchfont, Wiltshire.**

Chairman Closed the meeting for public participation

Ian Walker, as Chair of Governors of Urchfont Primary School, stated that he is in favour of the proposed development, especially of affordable housing. This could increase numbers of children for the school.

Jim Stevenson supported the application on the basis that increased traffic from the development will not go through the Village, owners will be able to access the school and Village amenities on foot. The site has been largely dormant for many years.

Nicky Hammond supported the application; she particularly liked the idea of the self-build plots. The new neighbourhood Plan will need to reflect this development.

Jenny Holt emphasised that this development would be completely outside the development boundary and as such should not be considered further.

Holly Bumbler, a resident of Ballinger's, expressed concern about the anticipated increased traffic on an already B3098 and the likelihood of accidents as a result. She also expressed concern about the impact of the development on ongoing road flooding along the B3098.

Catherine Grew, a resident of Balingers, expressed safety concerns over access for current residents and pedestrian crossing points for school children and others.

Malcolm Smith supported the application on the basis that at some point Urchfont is going to have to accept extra housing. The B3098 position for this development offers better access than other narrow roads within and around the Village. He believed that WC and UPC need to engage with the developers to see whether they could introduce traffic calming measures on the B3098 as part of their project. Better to negotiate at an early stage on any issues because they will keep coming back even if rejected. Development boundaries need to change.

Bill Donald asked whether the proposed plan could be considered and commented on as part of the new neighbourhood plan. BL said no on the basis that the consultation period completes tomorrow (11<sup>th</sup> May) and UPC need to submit their comments.

Margaret Simper, a resident of Ballingers, asked whether people buying these properties will be made aware of Salisbury Plain and the associated noise from military activities. PW commented that it is the responsibility of a purchaser to do their own searches, developers are not legally required to notify in this respect.

Chairman reopened the Council meeting

SH commented that this site was assessed during development of the Urchfont, Wedhampton & Lydeaway Neighbourhood Plan, but scored badly on the Site Assessment Matrix and was also unpopular during 3 public voting sessions on sites where close to 200 people voted. This site is situated on Grade 1 agricultural land and so therefore not felt to be suitable for housing development. It will affect the amenity value of houses in Ballingers as it higher than them and it affects the houses in Stonepit Lane adversely as well. As it is situated to the south of the B3098 and near a Site of Special Scientific Interest, many, although not all, residents felt it should not be built on.

SH commented further that on Wiltshire Council’s documents for this application as of the morning of 10th May, 11 people objected to the application, 7 supported it and 3 were more general observations. On the applicants’ own Statement of Community Involvement all 5 respondents objected to the application strongly. Mr Andrew Guest, Wiltshire Council’s Head of Development Management in his pre-app response stated that the application is contrary to the spatial strategy contained within the Core Strategy, notably through Core Policies 1, 2 and 12. He also advised that there would be unacceptable landscape harm generated from any residential development in this location and there are also large concerns about highway safety. He simply advised that the application is therefore not recommended for submission. An application has been made in spite of his advice and we are now asked as consultees to give an opinion.

HG expressed concerns about impacts on the already busy B3098.

SB commented that the proposed 7 affordable houses is good, but we do not always get what is proposed. She noted that this site had failed to meet various criteria during preparation of the current neighbourhood plan or gain support in public consultation. She also noted comments on potential impacts on the B3098 traffic and the impact on wildlife – she remained very much on the fence.

PM agreed with SB, there are significant pro’s and con’s which need to be thoroughly considered, but particularly noted the reasons for lack of support from WC.

PW pointed out that the reason that this application is being made now is because WC is currently looking at the 5 Year Land Supply which offers opportunities for developers to try to take advantage of perceived weakened neighbourhood plan constraints. He went on to explain that he has ‘called in’ this application, the decision will be taken by WC officers or be directed the Eastern Area Planning Committee. The developer can go to appeal if WC reject his application. PW also expressed the view that the number school children is currently stable and unlikely to change for the next 10 years, he also believed that the development will not influence the traffic situation on the B3098. Asked if the development could impose parking restrictions in the immediate area, he did not think so.

PM suggested that members of the public should place their comments directly on the WC Planning website to ensure that all views are considered in the decision making process.

| <b>Proposal</b>  | <b>Proposer</b> | <b>Seconded</b> | <b>Resolution</b>                 |
|--|-----------------|-----------------|-----------------------------------|
| <b>To object on the grounds that the site lies outside of the Urchfont Development Boundary, was not supported by the current Urchfont, Wedhampton and Lydeaway Neighbourhood Plan or by Wiltshire Council's Head of Development Management in his pre-app response that the application is contrary to the spatial strategy contained within the Core Strategy.</b> | <b>SH</b>       | <b>JR</b>       | <b>AGREED with one abstention</b> |

**b. PL/2023/02884 Householder planning permission - Demolish existing garden room and replace with an extension on the same footprint. Alterations to internal layout, external materials, elevations and site layout at Cedar Lodge, Greengate Road, Wedhampton, SN10 3QB**

PM and SH visited the property on 10<sup>th</sup> May 2023. SH commented that this should probably have been submitted as a retrospective application as all work appeared to have been completed largely within the original footprint.

| Proposal                     | Proposer | Secunder | Resolution         |
|------------------------------|----------|----------|--------------------|
| To SUPPORT this application. | SH       | PM       | AGREED unanimously |

c. **PL/2023/03039 Notification of proposed works to trees in a conservation area -1 - Holly tree - crown lift to 2m 2 - Holly bush - crown reduce 3m and crown thin by 30% 3 - Laurel bush - crown reduce 4m and cut back to base by 3m at 7 THE ORCHARD, URCHFONT, DEVIZES, SN10 4QX**

This is primarily a maintenance application, councillor's could not see any problems with the application.

| Proposal                         | Proposer | Secunder | Resolution         |
|----------------------------------|----------|----------|--------------------|
| NO OBJECTION TO THIS APPLICATION | SH       | PM       | AGREED unanimously |

**6. Decisions received from Wiltshire Council up until 1<sup>st</sup> May 2023**

**PL/2023/01448 - Householder Application - Internal alterations and renovations to upgrade and modernise the property and to make it fully accessible and future proof for ongoing and developing needs.. New front entrance porch. Replace existing side extension with new single storey side extension. Upgrade existing dormer window and add a second dormer to match at 7 MANOR CLOSE, URCHFONT, DEVIZES, SN10 4RE – APPROVE WITH CONDITIONS**

**PL/2023/01958 - Proposed Works to Trees in a Conservation Area - Willow (T1) - re pollard to previous pollard points. Cherry (T2) - dead tree. Fell. Birch (T3) - Fell.. Cherry (T4) - Fell. Birch (T5) - Fell. (No objections when previously applied - 17/00465/TCA). Sycamore (T6) - multi stemmed tree with low amenity value. Close to Walnut House outbuilding. (No objections when previously applied 17/00465/TCA). Sycamore (T7) - self seeded tree close to Walnut house and shed. Shading causing damage to shed tiles. (No objections when previously applied 17/00465/TCA at GREEN FARM, THE GREEN, URCHFONT, DEVIZES, SN10 4RB – NO OBJECTIONS**

**7. Matters for Report – No matters raised**

**Date of Next Scheduled Meeting: 14<sup>th</sup> June 2023 as part of the Full Council meeting**