



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

Present: Councillor's: Moscrop (PM – Chair) Bamber (SB – Vice Chair), Hill (TH), Gibb (HG), Holt (SH), Shears (SS), Rotherford (JR), 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): Brenda Potter, Bob Organ, Malcolm Smith, Jirina Wheatley

- 1. Apologies – Cllr Rotherham (PR)**
- 2. Declarations of Interest – PM – PL/2024/00204 & PL/2023/10931**
- 3. Minutes of a meeting held on 14th February 2024**

Proposal	Proposer	Secunder	Resolution
To approve and sign the minutes unchanged as a true and accurate record of the meeting.	TH	HG	AGREED with 3 abstentions as not councillors at the time.

- 4. Matters arising from Minutes of 14th February 2024 – None raised.**
- 5. Plans for discussion**

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 condition relates to a temporary building originally installed in the back garden for family use when the original owner of the property was alive. Their intention now is to use the building for non-family use. Two objections have been received by UPC. TH commented that he was surprised that the building was originally developed under permitted development rights in the back garden. He also commented that a public footpath runs directly behind it. It was also noted that 7 vehicles are currently parked in and around the property. SH commented that vehicles are strictly a highways issue, not planning. SB agreed with the comments made by TH on vehicle parking, issues raised in the past have been largely ignored – she was of the view that she could not support the application for this reason. PW confirmed that parking is a highways matter, but obstruction for neighbours is a police matter. WC cannot do anything about such parking issues. Brenda Potter added that unreasonable parking from this property is still an issue.

Proposal	Proposer	Secunder	Resolution
To OBJECT 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	PM	AGREED Unanimously

PL/2023/05904 - Full planning permission – Amended Plans - Retention of single storey extension and removal of unauthorised ventilation system and proposed new ventilation system to Commercial Kitchen at The Lamb Inn, The Green, Urchfont, Devizes, SN10 4QU

PL/2023/06036 - Listed building consent (Alt/Ext) – Amended Plans - Retention of single storey extension and removal of unauthorised ventilation system and proposed new ventilation system to Commercial Kitchen at The Lamb Inn, The Green, Urchfont, Devizes, SN10 4QU

SH had reviewed the application and noted that the WC Conservation Officer had moved their position from object to no objection with conditions. TH commented that the application referred to a timber clad lean-to with black ventilation plant to the front of the building – he suggested that Council needs to SUPPORT this latest application.

Proposal	Proposer	Seconder	Resolution
To SUPPORT this application	TH	PM	AGREED Unanimously

PL/2024/00204 = Listed building consent (Alt/Ext) - Replacement of temporary masonry external sole plate with a permanent traditional timber sole plate at 22 High Street, Wedhampton, Devizes, SN10 3QE
PL/2023/10931 - Householder planning permission - Replacement of temporary masonry external sole plate with a permanent traditional timber sole plate at 22 High Street, Wedhampton, Devizes, SN10 3QE

SH commented that he had visited the property, the only comment he had was that a timber sole plate does tend to rot in time. The WC Conservation Officer has supported the application.

Proposal	Proposer	Seconder	Resolution
To SUPPORT this application	TH	HG	AGREED Unanimously

PL/2024/02318 - Notification of proposed works to trees in a conservation area - 5 x Ornamental Conifer trees - reduce height to 3.5m at CUCKOOS CORNER, CUCKOO CORNER, URCHFONT, DEVIZES, SN10 4RA.

SH had visited site; the trees have gained significant height and need reducing. Mrs. Wheatly commented that the trees had previously been reduced by the electricity company due to closeness to cables.

Proposal	Proposer	Seconder	Resolution
NO OBJECTION	PM	SS	AGREED Unanimously

6. Decisions Received from Wiltshire Council up until 3rd March 2024

PL/2024/00188 - Proposed Works to Trees in a Conservation Area - T1 T2 - Species unknown – Fell at CEDAR LODGE, GREENGATE ROAD, WEDHAMPTON, DEVIZES, SN10 3QB – NO OBJECTION

PL/2023/02372 - Outline Planning Permission -, Wiltshire - Outline application with all matters reserved bar access for the development of up to 21 dwellings, including affordable housing, 4 self-build plots and associated infrastructure on Land south of Ballingers, Urchfont – REFUSE

PL/2024/00116 - Full Planning Permission - Formation of vehicular access on Land adjoining B3098, Foxley Corner, Urchfont - APPROVE WITH CONDITIONS

7. Matters for Report – None raised.

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