



## BOX PARISH COUNCIL

### THE MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 13<sup>th</sup> FEBRUARY 2024

- 1. Present:** Councillors: T. Walton (Chair); A. Barton; R. Bolton; R. Davies;  
D. Dorey; S. Roche  
Mrs Carey (Clerk)
- 2. Apologies** Cllr J. Clifford; S. Parker  
The apologies were accepted
- 3. Absent:** Nil
- 4. Public Question Time:** There were no members of the public present.
- 5. Declarations of Interest:** Cllr Barton declared an interest in the following planning applications:  
  
PL/2024/00337 Manor Farm, Wadswick  
PL/2024/00740 The Flat, Roundwood, Bradford Road, Hawthorn
- 6. Minutes:** The Minutes of the meetings held on 15<sup>th</sup> and 25<sup>th</sup> January 2024 were taken as read and signed as being a true record
- 7. Matters Arising:**
  - a. **Enforcement matters:**
    - Quarry Woods:** No further update
    - Condensing Units – Londis:** It was reported that the Enforcement Officer had visited the site and was considering both the condensing units and signage and was monitoring the situation
    - Erection of sign at Old Timber Yard, The Wharf:** Letter from the Enforcement Officer stating that the advertisement is temporary, does not cause a highways safety danger, would be lawful if smaller and could not be refused advisement consent on a temporary basis while the houses under erection are on the market. No further action to be taken
    - Felling of trees at Leafy Lane Woodlands:** Letter from the Enforcement Officer stating that he visited the site in question. Several trees had fallen during the recent storms and all the tree works that are now taking place on the land are to clear the seven affected trees and therefore the tree works are lawful. Further work to trees that are adjacent to the highways will be needed in future on highways safety grounds and they are aware they will need to follow the TPO “dead, dying and/or dangerous” process. The creation of the pathways does not constitute a breach of planning control.
  - b. **Notice Boards:** The notice boards are nearly complete
  - c. **The Pound:** The Groundsmen will treat the gates.  
**Blind House:** Confirmation of permission received from Historic England.  
**War Memorial:** The War Memorial is in good condition. Money to be built up in the budget for the repainting of the chains.  
**Milestone by War Memorial:** Continue to monitor condition

**The Fountain:** The Fountain is in good condition. Money to be built up in the budget for the repainting of the railings and to carry out some repointing.

**Viewing Platform:** Continue to monitor condition

**8. Correspondence:**

- **CIL Guidance notes and expenditure:** Information received from Wiltshire Council. Expenditure report to be completed.

**9. Applications granted permission:** The following planning applications had been granted planning permission:

PL/2023/06579	Oate Barn, Kingsdown Extension and alterations to existing outbuilding to allow for ancillary accommodation
PL/2023/09910	Millsplatt, Box
PL/2023/09576	Single storey rear extension replacement

**10. Applications withdrawn:** The following application has been withdrawn

PL/2023/07741	Land at Ashley Garage, Bath Road, Box Proposed development of a solar PV array, battery energy storage system and EV charging station
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**11. Applications considered:** The following planning applications were considered:

PL/2023/08084 PL/2023/08194	Turnpike Cottage, Blue Vein Extension and alteration to dwelling - Amended plans  No objections in principle but the Council will be guided by the Listed Building Officer's opinion
PL/2024/00337	Manor Farm, Wadswick Alterations and renovations to existing house and ground floor single storey extension  No objections
PL/2024/00408	Springfield, Bradford Road, Hawthorn Proposed raised roof pitch with dormers to accommodate rooms within the roof space  No objections
PL/2024/00485	Lower Leaze, Bath Road, Box Proposed works to trees in a Conservation Area G1 2 Ash trees with ash dieback G2 5 Ash nearly fully dead from severe ash dieback – remove T3 Large Ash tree with obvious mature stage ash dieback to be reduced to a 12m monolith G4 – Pollard the 3 Robinia to just about the lights mounted on the stems (approx. 5m) T5 – Ash tree with inonotus infection close to neighbouring property. Remove to ground level T6 – Veteran Ash keeps losing major limbs - reduce to a smaller pollard/monolith at 6m to stop loss of major limbs

G7 – Sycamore, Beech & 2 Ash trees – prune back the heavy laterals over the paddock by up to 6m to reduce risk of lever arm failure from over burdened limbs

No objections. The Council would ask that the work to the Ash Trees close to the A4 need to be carried out as soon as possible

PL/2024/00598 Ashley Cottage, Ashley, Box  
Work to trees in a Conservation Area  
T1 – Cobnut tree – reduce to 3m

No objections

PL/2024/00740 The Flat, Roundwood, Bradford Road, Hawthorn  
Chimney flue related to a biomass fuel boiler system associated with The Flat and Roundwood Cottage

No objections

PL/2024/00763 Former farm building at Lower Rudloe Farm, Lower Rudloe Box  
Conversion and adaption of former farm building to provide 2 no holiday lets and provision of associated parking spaces

No objections

**12. Neighbourhood Plan:** It was reported that the draft plan is progressing well and the Steering Committee are working in consultation with Place Studio to complete the statements. It is hoped that the document will be ready for Regulation 14 by the end of the year which requires the draft neighbourhood plan proposal to be the subject of a pre-submission consultation before it is submitted to the local authority for independent examination.

The Steering Committee will have a stall at both the Revels and the Annual Parish Meeting

**13. Forward Plan/Risk Assessment/Asset Register** The Forward Plan and Risk Assessment will be updated and an Asset Register for the Committee drawn up

**14. Items of report and future agenda items:**

- It was reported that a temporary boiler had been put into Vine Court as asbestos had been found
- The teenage drug problem locally had been resolved
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**15. Date of next meeting:** Full meeting 11<sup>th</sup> March Prior to Council on 29<sup>th</sup> February

*Meeting closed at 19.20 pm*

**Chair**