



BOX PARISH COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE HELD 13th SEPTEMBER 2021

- 1. Present:** Councillors: R. Campbell (Chairman); A. Barton; R. Case;
R. Davies; N. Ingledeu; S. Parker; T. Walton;
Mrs Carey (Clerk)
- 2. Apologies:** Cllr Woollard
- 3. Absent:** Nil
- 4. Public Question Time:** There were four members of the public present.
Amy Hallett, the Planning Consultation for PL/2021/07991 Blackberry House, Devizes road spoke about the application
Mr V. Hill raised objections to PL/2021/07010 Westdene, The Ley as the development is overlooking his property causing loss of privacy
- 5. Declarations of Interest/Chairman's announcements:** Nil
- 6. Minutes:** The Minutes of the meetings held on 9th and 26th August 2021 were taken as read and signed as being true records.
- 7. Matters Arising:**

 - a. Enforcement matters:** The Clerk updated the Committee on the current enforcement issues
 - b. Notice Boards:** The notice board in The Pound needs repainting. This will be added to the list of winter tasks. It was reported that all the notice boards need cleaning and Councillors were asked to look at the boards that they are responsible for.
 - c. Blind House:** The new toilet seat and the wooden slats had been replaced.
Viewing Platform: Regular checks on the condition of the Viewing Platform to be carried out
The Fountain: The work had been completed
It was suggested that the Committee look at the sites prior to the next meeting.
 - d. Risk Assessment:** To be updated next April
 - e. Bus shelters:** Cllr Campbell is waiting for the final copy of the map and this will then be circulated.
 - f. Rudloe No 2 Site:** Corsham Town Council are trying to set up a further meeting with Bellway.
- 8. Neighbourhood Plan:** A meeting of the Steering Group had recently been held. Mrs Vicky Dorey had been appointed Chairman, supported by Cllr Sheila Parker. Cllr Tim Walton had been appointed Treasurer. Notification had been received that Lemon Gazelle CIC are no longer involved with neighbourhood plans. The Steering Group will contact Henning Totz at Wiltshire Council for his advice.
- 9. Correspondence:**

 - a. Colerne Parish Council –Neighbourhood Plan:** Notification that the consultation on the draft Neighbourhood Plan will be held from 16th August to 4th October. This can be view on the Wiltshire Council Consultation Portal.

- b. **Quarry Woods – Application for TPO:** Wiltshire Council would not be confirming the application as it is considered that the trees are already adequately protected by Natural England and the Forestry Commission and the land is in an SSSI.

10. Applications granted: The following applications had been granted planning permission:

PL/2021/04634	6 Valens Terrace, Box Single storey rear extension
PL/2021/05272 PL/2021/06117	The Vicarage, Church Lane Take down remains of partially collapsed stone wall alongside drive and rebuild in same detail. Some repointing, plus replacement of damaged stone where it cannot be reused.
PL/2021/6274	Removal of Hedgerow to north of an unclassified road leading off Rode Hill where the Esso Fuel pipeline crosses Box SN13 8QG
PL/2021/05048 PL/2021/03445	The Old Dairy, Box Hill Three quarter span 2x5m aluminium glasshouse on stone dwarf wall, one gable end attached to the main dwelling and other gable end containing a door
PL/2021/04595	Holly Cottage, Box Hill Internal reconfiguration, conversion of integral garage and fenestration changes to rear elevation
PL/2021/06814	Gallop End, Chapel Plaister, Box Works to a protected tree
PL/2021/03603	The Stables, Sheylors Farm Road, Ashley Proposed Garden room
20/09557/FUL	Fernclyffe, Wadswick Ground floor extensions to provide enlarged garage, conversion of existing bedrooms into new lounge and office. Installation of dormer windows to provide first floor accommodation with new staircases
PL/2021/07110	Rudloe Manor, Plot 2, Box Hill Minor changes to previous listed building consent. Changes to proposed internal layout, addition of fireplace flue, minor changes to external windows and doors
PL/2021/07472 PL/2021/06763	The Wilderness, Church Lane, Box Proposed boundary wall reinstatement between The Wilderness and 1 Valens Terrace
PL/2021/07410	Plot 3, Land adjacent Rudloe Manor, Box Temporary installation of 2m mobile home units during the period of works to convert Plot 3 Rudloe Manor

11. Planning Applications: The following applications were considered

17/09403/OUT	J. Price Bath Ltd, Quarry Hill, Box Amended plans – outline permission with regard to access
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scale, layout and phasing of proposed redevelopment of industrial site for residential use

Objections to these amendments. It is overdevelopment of the site and there is inadequate parking provision. There is no suitable on street parking available.

PL/2021/07010

Westdene, The Ley, Box
Balcony added to the front of the bungalow

Objections. The balcony is not in keeping with the surrounding properties. This is overlooking the neighbouring property, causing loss of amenity and privacy. We would comment that on the plan the red line takes in land not in the applicant's ownership and this needs to be adjusted

PL/2021/07717

Tanglewood, The Gullet, Box
Conversion of the existing garage and a single storey extension to the existing house along with the construction of a pavilion and an oak car port

Objections. The Pavilion is a new building in the Green Belt which could become a separate dwelling. This is over development of the site. Part of the garden is in an SSSI. If permission were to be granted the pavilion must remain ancillary to the existing property and not become a separate dwelling.

PL/2021/07991

Blackberry House, Devizes road, Box
Proposed demolition of existing rear conservatory, removal of existing hipped dwelling roof. Erection of two storey rear extension to allow for new front to back roof pitch for habitable space

No objections although the Parish Council is aware that this is slightly over the 30% permitted increase.

12. Items of report and future Agenda items:

- It was reported that there are several advertising notices on the tennis court fencing. Clerk to ask the Cricket Club for these to be removed.
- It was reported that the drains in Love Lane are blocked. Clerk to notify Wiltshire Council. It was felt that the Council should look at all the drains prior to the onset of winter
- It was reported that there is a notice in Quarry Woods stating "This land is protected by Witchcraft". Clerk to report this to Wiltshire Council
- The bushes on Doctors Hill are overhanging the footpath causing pedestrians to walk in the road
- Hazelbury Gardens will be open to the public on 15th September

13. Date of next meeting: Pre Council meeting – 30th September 2021
Full Committee meeting – 11th October 2021

Meeting closed at 7.25 pm

Chairman