



BOX PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 9th DECEMBER 2019

1. Present: Councillors: J. Cox; (Chairman); N. Botterill; R. Campbell
R. Davies; D. Evans; V. Hill
Mrs Carey (Clerk)

2. Apologies: Cllr S. Parker

3. Absent: Nil

The Chairman welcomed Cllr Hill back to the meeting.

4. Public Question Time: There were two members of the public present.

Laura Williams and Philip Squire from Savills gave a presentation on the proposed new Data Centre at Spring Park. Permission had previously been granted for offices but these are not needed and will be replaced with a further data centre.

5. Declarations of Interest: Nil

6. Minutes: The Minutes of the meeting held on 11th and 28th November 2019 were taken as read and signed as being a true record

7. Matters Arising:

- a. **Enforcement matters:** Updates were given and two further issues raised
- b. **Notice Boards:** Continue to monitor the condition of all notice boards
- c. **Blind House/Fountain:** Quotation received from Marcus Mitchell for the repair work to the stone work and removal of vegetation in the sum of £380. The Listed Buildings Officer had visited the site and repairs are required to the internal toilet lid. The bed appeared to be drying out satisfactorily. An application to be made to English Heritage for the work. The Listed Buildings Officer had commented about the sign erected on the wall adjacent to the Blind House
Viewing Platform: Regular checks on the condition of the Viewing Platform to be carried out
- d. **Risk Assessment:** To be reviewed again shortly
- e. **Bus shelters:** Continue to monitor the condition. Provision had been made in the budget for the repainting of the bus shelters. It was reported that there had been further vandalism to the bus shelter by the Rising Sun site. It was suggested that in the circumstances the collage should not be pursued at the present time. Clerk to pursue anti graffiti treatment
- e. **Settlement boundary review:** Waiting the outcome of the consultation
- f. **Neighbourhood Plan:** Waiting reply from Georgina Clampett Dix regarding an explanation for the new housing figures for Box.
Next meeting to be held 6th January
- g. **Late publication of Planning Notices:** Letter received from Simon Smith explaining the procedure re the publication of planning notices. The Committee did not feel that this explanation was satisfactory and this will be raised with the County Councillors and to the Cabinet member for Planning.

- h. **Provision of a community shop at Rudloe:** Bellway Homes had replied stating that the employments units at the bottom of the site are owned by Bath ASU and they would not be able to dedicate any space to a retain unit. Waiting for a reply from the developers for the Rudloe No 2 site.

Cllr Davies stated that the Parish Council should have raised the provision of a shop when the amended plan had been submitted

8. Correspondence: Nil

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

19/02346/FUL	Timber Yard, Real World Studios, Mill Lane Redevelopment of existing timber yard to provide 20 new dwellings
19/06177/FUL	2 Mill Lane, Box Conservatory extension to rear elevation
19/06306/FUL	Swan Cottage, Lower Kingsdown Road Demolition of existing property and erection of a replacement dwelling
19/08640/FUL	3 The Brownings, Box Replacement of existing timber windows, front door and patio door with wood effect UPVC and replacement garage door
19/09197/FUL	Crofton, Ashley Conversion of existing garage to artists studio and store
19/09492/TCA	Real World, Mill Lane Fell 1 Leyland Cypress
19/09673/TCA	Top Barn, Ditteridge Fell1 Conifer
19/09864/FUL	3 Ashley Villas, Bath Road, Box Proposed replacement rear flat roof to pitched roof
19/10227/TCA	2 The Parade, Market Place, Box 30% reduction of 2 Cypress trees
19/10068/FUL	1 The Brownings, Box Proposed replacement of rear patio door, garage door, front door and windows
19/10502/TCA	6 The Brownings, Box 25% reduction to Leylandii
19/10538/TCA	Rookery Nook, Hazelbury Hill Fell 1 Leylandii

10. Applications: The following applications were considered:

19/05832/FUL	Leafy Lane Woodlands, Rudloe Use of land as natural burial site, associated access and landscaping Amended Plans
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Defer to a future meeting

19/10643/106 Land off Bradford Road, Rudloe
Modification of Planning obligation 17/12270/REM (Partial reserved matters for layout, scale, appearance and landscaping of 88 dwellings pursuant to application outline application 17/01661/VAR)

No objections

19/10937/FUL Woodland View, Devizes Road
Single storey flat roof rear extension to existing dwelling house to provide boot room

No objections

19/11148/FUL Clematis, The Ley, Box
Proposed dwelling on land adjacent to Clematis, The Ley, Box

Objections. The drawings are inadequate and do not give height or dimensions of the proposed dwelling.

There are concerns about the access and parking for Kildare and also concerns from a neighbour regarding the proximity of the septic tank and the boundary wall.

It is not clear how the proposed parking on The Ley will be accessed.

There are concerns whether the design meets the national standards

11. Items of report and future Agenda items:

a. **Cyfaleah**: Building work being carried out.

12. Date of next meeting: Full meeting – 13th January 2020
Pre Council meeting – 19th December

Meeting closed at 7.10 pm

Chairman