



BOX PARISH COUNCIL

MINUTES OF A REMOTE MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD BY ZOOM ON 9TH NOVEMBER 2020

- 1. Present:** Councillors: S. Parker; (Chairman); N. Botterill; R. Campbell; R. Case; R. Davies; D. Evans
Mrs Carey (Clerk)
- 2. Apologies:** Cllr J. Cox
The apologies were accepted
- 3. Absent:** Nil
- 4. Public Question Time:** There were 2 members of the public present
- 5. Declarations of Interest/Chairman's announcements:** Nil
- 6. Minutes:** The Minutes of the meeting held on 12th and 29th October 2020 were taken as read and will be signed as being a true record at the next proper meeting
- 7. Matters Arising:**
 - a. **Enforcement matters:** Updates were given
 - b. **Notice Boards:** Monitor the condition
 - c. **Blind House:** Permission had been granted by English Heritage and the work will commence shortly
Viewing Platform: Regular checks on the condition of the Viewing Platform to be carried out
The Fountain: Review lettering on the back wall
 - d. **Risk Assessment:** The forms had been circulated to all Committee members. Cllr Cox to review these before the next meeting
 - e. **Bus shelters:** The quotation for the painting of the bus shelters had been accepted by Full Council and work will be carried out shortly

Post Minute note: When the new fascia board was being fitted it was found that the timber plinth for the joists is rotten, together with the hardboard ceiling cover. Quotations for the repairs are being obtained before the new fascia board can be fitted
 - f. **Settlement boundary review:** Waiting the outcome of the consultation
 - g. **Light pollution** – Deferred to the next proper meeting
- 8. Neighbourhood Plan:** Cllr Botterill reported that an on line training session for the Steering Group had been held with Lemon Gazelle on 6th November to look at the Issues Report and Options. The Steering Group will be collating the information from the survey
- 9. Correspondence:** Nil

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

20/05663/FUL	Ashley Wood, High Street, Kingsdown, Box Proposed Juliet balcony to first floor of extension currently under construction ref 19/00360
20/06072/FUL 20/06795/LBC	Manor Garage, High Street, Box Conversion of garage/workshop buildings to create 1 new dwelling. Demolition of store to provide 1 bed ancillary annex and conversion of garage, reception building into ancillary residential curtilage for the Manor House
20/06302/FUL	Vale View Cottage, Box Hill Single storey rear extension
20/07251/FUL	1 Kingston Villas, London Road, Box Proposed alterations to outbuilding to include changing of roof material and installation of two rooflights
20/07272/TCA	Frogmore House, Market Place, Box Fell 1 dead Ash GTree; reduce Lawson Cypress by up to 3m; Reduce group of Leylandii up by to 3 m; fell 1 Hazel
20/07484/FUL	10 Highlands Close, Rudloe Single storey rear extension to replace conservatory
20/07540/TCA	11 The Brownings, Box 30% reduction to two Alder trees
20/08166/FUL	9 Bybrook View, Rudloe Addition of garage doors to existing open fronted triple bay carport which serves nos 7,8 and 9 Bybrook View

11. Applications Refused:

The following planning applications had been refused:

20/05339/CLE	Unit 1 Ashley Wood Farm, Lower Kingsdown Road Certificate of Lawfulness for the existing use as B8 – Storage or distribution
20/05340/CLE	Unit 4 Ashley Wood Farm, Lower Kingsdown Road Certificate of Lawfulness for the existing use as B1c - light industrial

12. Planning Applications: The following applications were considered

19/07339/REM	Former MoD Rudloe No 2, Westwells road Reserved matters (amended plans) The application had been reduced to 160 dwellings. Objections to the application for reserved matters. It was felt that the layout is poor. The design of the housing is out of character and should not include red brick. The design of the car park is poor. The plan for the proposed landscaping is inadequate. It is felt that there should be more amenity areas and would request that provision is made for a small shop on site.
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It was agreed that the Committee should meet with Corsham Town Council and the developers via Zoom

20/06677/FUL

3 Woodstock Cottages, Mill Lane, Box
2 bay garage and associated works (amendment to previous consent)

The Parish Council was surprised that a further application was necessary and raised no objections

20/08229/FUL

Ebury Cottage, Box Hill
Single storey extension to front of dwelling and rooms in existing roofspace

No objections but would query if there is enough headroom in the roofspace and whether the application meets the requirements for two doors as fire exits

20/08387/VAR

Timber Yard, Real World Studios, Mill Lane, Box
Variation of condition 33 of 18/02346

The Parish Council felt that the main car park was still too large and would question why so many parking spaces were necessary. The height of the buildings should be no taller than on the original approved plans. The Parish Council agreed to the removal of the footpath away from the existing properties. The Parish Council would ask for restrictions to be put on for the hours of construction. The Council agreed to the resiting of the retaining wall away from an existing property.

20/08555/FUL

Melita House, Quarry Hill, Box
Kitchen extension, alterations and repairs

No objections in principle but would question if this is over the permitted development for this property

20/09020/TCA

Charnwood House, The Ley, Box
Work to trees in a Conservation Area

No objections

20/09252/TCA

Whitesmocks, Bath Road, Ashley
Crown raise Copper Beech by up to 3m and reduce lower canopy lateral spread by 2 m; 2m reduction to Copper Beech over property

No objections

20/09316/TCA

Heleigh Cottage, Middlehill
30% crown reduction to Oak tree

No objections

13. Items of report and future Agenda items:

- Clerk to ask the Planning Officer if tree applications could include photographs as this makes it easier to identify the trees.
- It was reported that work is being carried out to the wall at Bybrook Nursing Home.
- Track at Middlehill – **Post minute note: Planning permission is not required for the resurfacing of the track**

14. Date of next meeting: Full meeting – 7th December 2020
Pre Council meeting – 26th November 2020

Meeting closed at 7.25 pm

Chairman