



BOX PARISH COUNCIL

THE MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 14th APRIL 2025

1. **Present:** Councillors: S. Roche (Chair); A. Barton; R. Davies; D. Dorey'
R. Haslett; T. Walton; D. Wright
Mrs Carey (Clerk)
2. **Apologies** Nil
3. **Absent:** Cllr Clifford
4. **Public Question Time:** There were no members of the public present
5. **Declarations of Interest:** There were no declarations of interest
6. **Minutes:** The Minutes of the meetings held on 10th March 2025 were taken as read and signed as being a true record
7. **Matters Arising:**
 - a. **Notice Boards:** Continue to monitor
 - b. **The Pound:** Continue to monitor
Blind House: Continue to monitor
War Memorial: The offer from Phoenix4 Ltd had been accepted by the Full Council. They will be contacting Paul Emerson regarding carrying out the work.
Milestone by War Memorial: Continue to monitor condition
The Fountain: Monitor regularly
Viewing Platform: The cost of the work would be £1200 to remove damaged stones and replace with new and £1500 to remove the front damaged copings and replace with new. Money had been put in the budget for next year.

Information Board: On-going. Money to be put in the budget for three boards at a cost of £100 each plus frames.
 - c. **Enforcement matters:**
Quarry Woods: Waiting for update after 30th April

Hatt Farm – creation of access onto the Kingsdown Road: Letter from the Enforcement Officer stating that she had visited the site and contacted the landowners regarding the concerns raised. It had been confirmed that there are no new accesses onto the road from Hatt Farm, the opening is where the landowners have cut back the hedgerows for the McMillan Way public footpath.
 - d. **Bus shelters – Wormwood Farm:** LP Property Developments will carry out the work from 2nd – 5th May
8. **Correspondence:**
 - a. **Meeting at Kingsdown Golf Club:** Copy of notice to residents of a meeting to be held on 30th April at 5.00 pm to talk about the future plans for the woodland areas.
Cllr R. Davies to attend if possible

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

PL/2024/10579	Manor Garage, High Street, Box
PL/2024/11063	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
PL/2025/00349	Hyanwyld, Beech Road, Box Hill Alteration to existing loft conversion
PL/2025/04162	1 Roman Villas, Church Lane, Box Demolition of existing ground floor kitchen and first floor bedroom extensions. Erection of a part 2 storey and part single-storey extension to the rear and a single storey extension to the side/rear
PL/2025/01325	2 Townsend, The Ley, Box Proposed new timber garden office with small canopy to the front over entrance doors, with a mix of glazing under a flat roof
PL/2025/01968	The Hermitage, Bath Road, Box Fell two Holly trees

10. Applications refused: The following application had been refused:

PL/2025/09671	Saltbox Farm, Box Proposal for an earth banked, lined and covered slurry storage lagoon to be used to capture slurry produced by the dairy farm, with storage capacity for 1643 cubic metres of slurry
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NB: The Decision Notice states the reason for refusal was the application does not adequately or appropriately address matters of odour pollution, visual impact or contain sufficient detail to accurately describe the extent of the development proposed and to allow for an assessment of the impacts on the amenity of the area. The application therefore does not comply with the requirements of Core Policies 51 and 57 of the Wiltshire Core Strategy (2015) and Section 12 of the National Planning Policy Framework (2024)

Informative: The applicant has been offered the opportunity to provide sufficient clarification on the matters contained within the reason for refusal above and with the application in general, in accordance with paragraph 39 of the National Planning Policy Framework (2024); ranging from the issues with the plans and submitted details to providing further assessment in relation to visual and landscape impacts and odour impacts on nearby properties.

11. Applications considered: The following applications were considered

PL/2025/00125	Hill House Farm, Ditteridge Roofing of yard area for the storage of muck and silage
	No objections

PL/2025/02108	Land Opposite Prospect Cottages, Kingsdown Lawful development application To regularise the use of the land owing to how the land has been used over a period of years
	No comment
PL/2025/02735	Flat 5 Springfield House, Church Lane, Box To remove an internal stud partition wall in kitchen. To make an open planned kitchen and living space allowing more light into the kitchen and living room
	No objections but would refer this to the Listed Buildings Officer for his decision
PL/2025/02988	Land west of no 1 Box Hill, Corsham Change of use and conversion of existing three garages into one residential unit class C3 potentially to be restricted for holiday use
	No objections

12. Neighbourhood Plan: Update following the submission of the draft Plan to the Full Council on 27th March.

The Full Council had formally agreed the draft Plan subject to any future amendments. The Steering Group were now working to get this ready for submission to Wiltshire Council for a Technical Assessment in preparation for Regulation 14

14. Forward Plan/Risk Assessment/Asset Register On-going

15. Items of report and future agenda items: The Chair thanked the members of the Committee for all their contributions during their time on the Planning Committee

16. Date of next meeting: Prior to Full Council 24th April

Meeting closed at 7.20 pm

Chair