



BOX PARISH COUNCIL

THE MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 13th JANUARY 2025

1. **Present:** Councillors: S. Roche (Chair); A. Barton; R. Davies; D. Dorey;
R. Haslett; T. Walton
Mrs Carey (Clerk)
2. **Apologies** Cllr J. Clifford; D. Wright
3. **Absent:** Nil
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 9th and 19th December 2024 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: Pursue offer of funding
Action: Clerk to arrange a site meeting
Milestone by War Memorial: Continue to monitor condition
The Fountain: Repairs to the pointing completed at a cost of £250
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. **Bus shelters – Wormwood Farm:** It was agreed to ask for details of what work the lower quotation would entail so that the two quotations can be compared.
 - d. **Rudloe No 2 site:** It was agreed to send a letter to Sarah Gibson MP to ask her to take up the issue of why the planning permission for this site is not being implemented
 - e. **Enforcement matters:**
Quarry Woods: The Enforcement Officer is chasing the Courts for a listing date. He has visited the site and documented that the Order still has not been complied with even though the building has been burnt to the ground

Condensing Units – Londis: The application had been refused. The Enforcement Officer has stated that the refrigeration and air conditioning units will

be relocated to the inside of the building. The works are scheduled to be completed by the end of February and the Enforcement Officer will check again at the beginning of March.

Wormwood Farm: Enforcement Officer investigating the change of use to a carpentry workshop and gym. A planning application had been submitted for this.

8. Correspondence:

a. **Letter from developer re meeting to discuss proposal to develop land on the B3109**

Letter received re a meeting with Corsham Town Council and the developers to discuss proposals for developing land on the B3109. It was agreed that five Councillors would attend from Box. The meeting will be held on 29th January at 5.34 pm

Post Minute note: The meeting will now be held at the Digital Mansion, Corsham

b. **Planning Town and Parish Council Forum:** The next meeting will be held on 11th February from 6-8 pm

c. **National Planning Policy Framework:** The updated Framework dated December 2024 had been circulated to Committee members

d. **Lime Down Solar Park:** Notification received that the second (statutory) stage of consultation will take place from Wednesday 29th January to Wednesday 19th March 2025

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

PL/2024/10237 Londis, High Street, Box
Retrospective application for siting of InPost Parcel Locker

PL/2024/09222 Real World Studios, Mill Lane, Box
Erection of 1.2m close boarded timber fence to western boundary of car park

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

PL/2024/07472 Londis, High Street, Box
Erection of 8 condenser units on rear elevation of food store and associated works to include installation of 2.75m high acoustic fence and fitting of insulation covers (part retrospective)

11. Applications considered: The following applications were considered

PL/2024/10579 Manor Garage, High Street, Box
PL/2024/11063 (LB) 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

No objections

PL/2024/11407 Russetts, 6 Middlehill, Box
Proposed green oak open car port

No objections

- PL/2024/11443 The Wilderness, Church Lane, Box
G1 – repollard x 9 Lime trees back to previous pollard points
- No objections
- PL/2024/11463 Brook House, Lower Kingsdown Road, Box
Construction of new rear roof extension at first floor level.
Construction of new single storey front entrance extension and new
rear single storey infill extension. Replacement of all existing roof
finishes rainwater goods, windows and doors. External timber
cladding and insulation to all existing external walls
- No objections
- PL/2024/11473 1 Princes Buildings, Barn Piece, Box
T1 – Ash Fell Varying signs of Ash die back within the crown. The
canopy is growing towards the buildings and has started to interfere
with overhead cables
- No objections

12. Neighbourhood Plan

Following the meeting with the Steering Committee in November Councillors were asked to submit any further comments. One query that was raised was whether the Box Hill Common and the Community Orchard should be included in the Community Facilities or as Open Spaces. Clarification was also sought on what defines a Community Facility.

As mentioned at the meeting in November there had been concerns raised about the planning pre-application protocol.

Cllr Roche agreed to take these issues back to the Steering Committee. Any further comments to be submitted by 30th January

13. Forward Plan/Risk Assessment/Asset Register Bus shelters to be added to the Forward Plan.

14. Items of report and future agenda items:

- a. It was reported that when approaching the traffic lights by the War Memorial on the A365 the green light on the A4 is in sight light and could confuse the driver. It was agreed to ask for a larger shield to be put on the light on the A4.
- b. It was reported that the bungalow at Rudloe recently auctioned by GreenSquare had been refurbished and was now up for sale together with a strip of woodland

15. Date of next meeting: Full meeting 9th February 2025 and before Full Council meeting on 29th January