



BOX PARISH COUNCIL

THE MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 10th FEBRUARY 2025

- 1. Present:** Councillors: T. Walton (Chair); J. Clifford; R. Davies; R. Haslett; Mrs Carey (Clerk)
- 2. Apologies:** Cllrs A. Barton; S. Roche ; D. Wright
In the absence of Cllr Roche the Chair was taken by Cllr Walton
- 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 13th and 30th January 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:** Letter received from the company offering funding for repairs to the War Memorial. They are unable to attend a site visit but would like a quote for any work that is required.

Paul Emerson had completed the repairs to the steps but he reported that there is damage to the wall (loose pointing, degraded stones) coming up from the A4. At the top of the steps one of the blocks holding the chain is broken and the chains also need repainting.

Clerk to take some photos of the wall and the chains and send to the company and to ask Paul Emerson for a quote for the repairs he outlined.

Action: MC

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: Notification from the Enforcement Officer that at a High Court hearing on 30th January the owner was found to have knowingly breached part of the High Court Injunction and a prison sentence of 21 days was awarded, suspended until 30th April 2025 on the condition that the owner carries out the outstanding demolition works – which is the “jetty” structure. The failure to do so will mean that the Council is at liberty to enforce the warrant of committal. Wiltshire Council has secured full costs which will be secured through a charge on the land if not paid in full.

Hatt Farm – creation of access onto the Kingsdown Road: The Enforcement Officer is checking whether planning permission is required.

d. **Bus shelters – Wormwood Farm:** Two quotations have been received for the work to the roof of this bus shelter in the sum of £796 and £1240.

After discussion it is **recommended** that the quotation from LP Property Maintenance in the sum of **£796** be accepted.

e. **Rudloe No 2 site:** Cllrs Davies and Dorey had attended the meeting at Corsham Town Council with representatives of Corsham TC and the developers. It was stated at the meeting that the site, which is in Corsham, is outside the settlement boundary, within the Green Buffer as defined in the Corsham Neighbourhood Plan and there are power lines across the site. Any development would take place on the east of the site. Wiltshire Council had been approached for pre-application advice last year but had not yet responded. Cllr Davies had stated that there is a brown field site nearby that could be used.

f. **Felling of trees on Kingsdown Golf:** Letter received from the Manager at Kingsdown Golf Club stating that there is significant ash die back in the woodland in question. In order to comply with their obligations both in respect of the ash die back and health and safety they have engaged a firm of consultants to advise and carry out recommended work. Both the Forestry Commission and Natural England are fully involved and the requisite licences are being acquired.

8. Correspondence:

a. **Letter from parishioner regarding the Council’s Climate Action Plan and comments submitted by the Parish Council re PL/2024/10237:** Clerk to thank the parishioner for her letter and inform her that her comments have been noted. She is welcome to join the Climate Action Working Group.

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

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| PL/2024/08606 | Land to the NE of Foggam Barn, London Rd, Box Proposed non-illuminated signage board |
| PL/2024/08943 | Manor Farm, Wadswick Alterations and renovations to existing house, ground floor single storey extension and change of use of barn and store buildings to form a self-contained annex and ancillary residential use |
| PL/2024/09691 | Land off the A4 between the Wharf and Bassetts Advertisement Consent for proposed non-illuminated signage banner |
| PL/2024/10440 | Land adjoining Pleasant View, Lower Kingsdown Rd |

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| | Construction of parking area with retaining structure and surfacing (retrospective) |
| PL/2024/10965 | Tremore, Barn Piece, Box Proposed single storey annex extension to provide guest accommodation for use ancillary to the application dwelling and for use as a short term holiday let |
| PL/2024/11443 | The Wilderness, Church Lane, Box Works to trees in Conservation Area |
| PL/2024/11473 | 1 Princes Buildings, Barn Piece, Box Works to trees in Conservation Area |
| PL/2024/11573 | 37 Bargates, Box Two storey side extension |
| PL/2025/00320 | Land adjacent to Wadswick Farm, Box Open fronted monopitched agricultural barn with one enclosed section for storage of farm machinery (primarily tractor implements such as cultivators, chain harrows etc) in the open fronted section and consumables in the enclosed part of the barn Prior approval not required |

10. Applications withdrawn: The following application had been withdrawn

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| PL/2024/10012 | Land opposite 8 Prospect Cottages, Kingsdown Certificate of lawfulness for existing continued use of land as residential amenity space and use of cabin as a permanent residential dwelling |
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11. Applications considered: The following applications were considered

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| PL/2025/00349 | Hyanwyld, Beech Road, Box Alteration to existing loft conversion No objections |
| PL/2024/09394 | Islove House, Quarry Hill, Box Proposed creation of on site parking The Parish Council has no objections but agrees with the Highways comments that no loose stone or gravel should be used |
| PL/2025/00125 | Hill House Farm, Ditteridge, Box Roofing of yard area for the storage of muck and silage No objections |

12. Planning Appeals: Notification of a Planning Appeal against refusal of certificate of lawfulness for existing use as a dwellinghouse at land at Kingsdown Road (Spidersweb Corner) Kingsdown PL/2024/08011

13. Neighbourhood Plan: Further meeting of Steering Group held on 30th January. The Steering Group are continuing to undertake a considerable amount of work to complete the draft Neighbourhood Plan.

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

15. Items of report and future agenda items: Nil

16. Date of next meeting: Full meeting 16th March 2025 and before Full Council meeting on 27th February

Meeting closed at 7.15 pm

Chair