



BOX PARISH COUNCIL

THE MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 11th DECEMBER 2023

1. **Present:** Councillors: T. Walton (Chair); A. Barton; R. Davies; D. Dorey;
S. Parker; S. Roche
Mrs Carey (Clerk)
2. **Apologies**
3. **Absent:** Cllr J. Clifford
4. **Public Question Time:** There were not members of the public present
5. **Declarations of Interest:** Nil
6. **Minutes:** The Minutes of the meetings held on 13th and 30th November 2023 were taken as read and signed as being a true record
7. **Matters Arising:**
 - a. **Enforcement matters:** Letter stating that LPA is still waiting for the injunction application hearing date to be listed in the High Court
 - b. **Notice Boards:** The Shed is dealing with this
 - c. **The Pound:** The Groundsmen will treat the gates.
Blind House: Report received from Paul Emerson stating that he had accessed the roof, removed the vegetation and repointed. However, it appears about 80% of the joints further up/round the roof are open. You cannot see this from the ground because of the curve. Because of the open joints water is penetrating to the inside where some joints are very wet/saturated and the stone either side of the joints is getting damaged in places. Unfortunately access to these parts of the roof to repoint cannot be done with a proper scaffold. Quotation received for the scaffold in the sum of £740.
It is **recommended** that the quotation for the scaffold in the sum of £740 be accepted.
Clerk will ascertain the cost of the additional work and will also contact Historic England for permission to proceed with the work.
War Memorial: The War Memorial is in good condition. Money to be built up in the budget for the repainting of the chains.
Milestone by War Memorial: Continue to monitor condition
The Fountain: The Fountain is in good condition. Money to be built up in the budget for the repainting of the railings and to carry out some repointing.
Viewing Platform: Continue to monitor condition
8. **Correspondence:**
 - Copy of letter of objection of the Victorian Society re the proposed solar farm.
 - Notification of Appeal against refusal to grant permission for change of use and conversion of existing three garages into one new dwelling – land west of 1 Box Hill PL/2022/09302

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

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|---------------|-------------------------------------------------------------------------------------------------------------|
| PL/2023/09348 | Reynold's Piece Field, South of Manor Farm, Wadswick
Proposed access track – prior approval not required |
| PL/2023/05797 | 23 Fairmead View, Mill Lane
Proposed elevated car port with garden room beneath |
| PL/2023/07647 | Tynning Cottage, Lower Kingsdown Road
Replace existing dormer roof extension |

10. Applications withdrawn: The following applications have been withdrawn

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|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PL/2023/01944 | 6 Kingsdown House, Prospect, Kingsdown
Demolition of conservatory, internal alterations and replacement windows |
| PL/2023/04117 | Site within Leafy Lane Woodlands, off Leafy Lane Rudloe
Erection of utility building |
| PL/2023/01305 | Lower Rudloe Farm, Lower Rudloe
Change of use of former farm building for use for events, including associated works of timber cladding and fenestration and use of associated land for parking (retrospective) |

11. Applications considered: The following planning applications were considered:

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|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PL/2023/09569 | 1 & 2 The Lycetts, High Street, Box
Remodelling of No 1 and 2 The Lycetts including window alterations and the creation of off-street parking

No objections in principle but concerns about the close proximity of the access to the pedestrian crossing used by the school. Would request that Highways look at this again |
| PL/2023/09576
PL/2023/09910 | Millsplatt, Box
Single storey rear extension replacement

No objections in principle but would suggest that an access management plan is drawn up for this narrow road |
| PL/2023/09917 | Cheney Cottage, Ditteridge, Box
Alterations and extension of an existing garden outbuilding and erection of a new garden studio outbuilding to provide ancillary residential accommodation

No objections providing it remains as ancillary to the existing property and does not become a separate dwelling |
| PL/2023/09740 | Serendipity, Kingsdown, Box
Erection of a building to replace four buildings (shipping containers)

Objectons. This is overdevelopment in the Green Belt and AoNB. If permission were to be granted this should remain as storage and not become a residential property |

PL/2023/10034 5 Bankwaters Road, Corsham
Extension to side of house – two storey

The Parish Council is unable to comment on this application as there are no plans on the website

PL/2023/10118 15 Barn Piece, Box
Flat roof to porch as balcony. Two storey bay windows to front
Widen existing pathway (raised platform)

No objections

12. Neighbourhood Plan: It was reported that a further grant of £4459 had been received. There should be progress in the New Year. The Steering Group is working on the Character and Design Statement

13. Forward Plan and Risk Assessment: The Forward Plan and Risk Assessment will be updated. Add potential issue with the railings at the Fountain.

14. Items of report and future agenda items:

- It was reported that a concrete pad for the horse to stand on had been created in the Cemetery Field. The Council should have been asked for permission to do this. It was agreed to check how this had been built in case it requires planning permission
- Drinks to be held with staff at 6.00 on Monday 18th December with Full Council starting at 6.30 pm

15 Date of next meeting: Full meeting 15th January 2024

Meeting closed at 19.20 pm

Chair