



## BOX PARISH COUNCIL

### MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE HELD 14<sup>th</sup> MARCH 2022

1. **Present:** Councillors: R. Campbell (Chairman); A. Barton; R. Davies;  
N. Ingledew; S. Parker; T. Walton  
Mrs Carey (Clerk)
2. **Apologies:** Councillors R. Case and A. Woollard  
The apologies were accepted
3. **Absent:** Nil
4. **Public Question Time:** There were two members of the public present.  
Mr N. Lowton, the applicant for PL/2022/01376 spoke about the changes being made to the original permission and showed examples of the roof materials to be used.
5. **Declarations of Interest/Chairman's announcements:** Nil
6. **Minutes:** The Minutes of the meetings held on 14<sup>th</sup> and 24<sup>th</sup> February 2022 were taken as read and signed as being true records.
7. **Matters Arising:**
  - a. **Enforcement matters:** Appeal lodged against the Enforcement Notice for Henley Court had been dismissed and the Enforcement Notice upheld to comply with the conditions within four months.  
Update on other Enforcement Issues given and information of two new issues raised.
  - b. **Notice Boards:** The notice board in The Pound needs repainting. This has been added to the list of winter tasks.
  - c. **Blind House:** Two quotations received for the replacement bed frame as follows:  
Acorn Joinery - £740 + vat; Neston Park Joinery Ltd - £1490 + vat  
  
It is **recommended** that the quotation from Acorn Joinery in the sum of £740 + vat be accepted.  
  
**Viewing Platform:** Regular checks on the condition of the Viewing Platform to be carried out  
**The Fountain:** Continue to monitor regularly
  - d. **Risk Assessment:** To be updated next April
  - e. **Maps for bus shelters, grit bins and notice boards:** Cllr Campbell had completed the map for the bus shelters and was now adding the grit bins and notice boards
8. **Correspondence:**
  - a. Letter received from Corsham Town Council regarding a meeting with the Neighbourhood Steering Group. Cllrs Ingledew; S. Parker and T. Walton to attend.
  - b. Letter received from a resident at Kingsdown regarding concerns over loss of privacy. They will take the matter up formally with Wiltshire Council.

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

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|---------------|--|
| PL/2021/04879 | 4 Woodside Place, Quarry Hill<br>Conversion of integrated garage into habitable space, removal of garage door and insertion of window  |
| PL/2021/09342 | Flat 4, Springfield House, Church Lane<br>Removal of internal stud corridor wall to create more space and light living room. Creation of small entry porch   |
| PL/2021/10079 | Ashley First, Ashley<br>Erection of garden room to rear of property. Demolition of outbuilding   |
| PL/2021/11035 | 20 Bargates, Box<br>Proposed new driveway entrance to replace existing with alterations to the existing driveway layout  |
| PL/2021/11884 | Baytree House, Box Hill<br>Variation of Condition 3 to 19/01990/FUL – replacement of existing outbuilding, demolition of existing lean-to and replacement with two storey extension, replacement of existing roof, new single storey extension |

**10. Applications withdrawn:** the following application had been withdrawn:

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|--------------|---|
| 21/02568/VAR | Former MOD Rudloe No 2, Westwells Road<br>Variation of condition 13 to 14/11354/OUT |
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**11. Planning Applications:** The following applications were considered

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| PL/2021/08718 | Cyfafeah, Ashley - Revised plans<br>Extensions and alterations to existing bungalow, comprising the extension of the first floor storey, the erection of a rear extension and attached garage and works to the front boundary<br><br>Objection. Whilst the Parish Council appreciates the reduction in size it still feels that this is overlarge.  |
| 21/01894/FUL  | The Old Barn, London Road, Box – Revised plans<br>Conversion of redundant barn to stable and dwelling<br><br>No objections providing the Highways Authority has no objections   |
| PL/2021/07010 | Westdene, The Ley, Box<br>Balcony added to the front of the bungalow. To be finished with a timber handrail and sprayed dark grey to match the new windows, and replacement windows (restropective work)<br><br>The Council's previous objections still stand. The balcony is not in keeping with the surrounding properties. This is overlooking the neighbouring property, causing loss of amenity and privacy. |

- PL/2022/01134 Oate Barn, Prospect, Kingsdown  
Demolition of existing cantilevered first floor extension to front elevation, rear conservatory and side garage roof. Remodelling of front elevation; creation of 2 new single storey extensions; new roof with 3 gabled dormer windows over garage. Various internal alterations
- No objections
- PL/2022/01202 Wevas Nest, 66 Lower Kingsdown Road  
Demolition of conservatory and erection of garden room and terrace. Demolition of double garage and erection of single garage with covered area
- No objections
- PL/2022/01306 Oak Farm Rode Hill, Colerne  
Removal of S106 obligation relating to 06/00523 to allow the selling or lease of Oaklands separately from Oakdown
- No objections
- PL/2022/01362 Homefield Lower Kingsdown Road  
Demolition of existing property and erection of a replacement dwelling
- No objections in principle but would request that conditions are put that any windows overlooking neighbouring properties have frosted glass and that there should be no loss of amenity or light pollution for the other properties. We would request that a copy of the construction plan is available as the access is shared with neighbours who have a business use. Letters received from neighbours with their concerns
- PL/2022/01376 Broadlands Barn, Ashley  
Change of use of existing building to separate dwelling (amendments to approved 20/09473)
- No objections
- PL/2022/01438 Hillcrest, Lower Kingsdown Road  
Replacement of existing garage with new
- No objections
- PL/2022/01511 Ashley Cottage, Ashley  
Notification of proposed works to trees in a Conservation Area  
T1 Fir – fell; T2 Maple – fell; T3 Dogwood – Crown reduction;  
T4 Hazel – fell
- No objections. It is understood that replacement trees will be planted.

PL/2022/01539

Box Sports, Youth and Community Pavilion, Recreation Ground,  
Box  
Prior approval Part 14 Class J: Installation of solar equipment  
on non-domestic premises

No objections

**12. Neighbourhood Plan:** The grant application had been successful. A meeting had been held with Place Studio to develop the next stage of the Plan. A further meeting with them to be held shortly

**Colerne Neighbourhood Plan:** The result of the public referendum had been received with 425 votes in favour and 96 against with a turnout of 28%

**13. Climate Strategy Action Plan:** The Smart Objectives will be added to the Committee section on the Forward Plan.

**14. Items of report and future Agenda items:** Nil

**15. Date of next meeting:** Pre Council meeting – 31<sup>st</sup> March 2022  
Committee meeting – 11<sup>th</sup> April 2022

*Meeting closed at 7.25 pm*

**Chairman**