



## BOX PARISH COUNCIL

### MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE HELD 10<sup>TH</sup> OCTOBER 2022

1. **Present:** Councillors: R. Campbell (Chairman); A. Barton; J. Clifford;  
R. Davies; S. Parker; T. Walton;  
Mrs Carey (Clerk)
2. **Apologies:** Councillor R. Case  
The apologies were accepted
3. **Absent:** Nil
4. **Public Question Time:** There were two members of the public present.  
Mr Bowden the applicant for The Old Quarry outlined the application and stated that the house is only a very large plot and the extension would only be visible from the lane

Mr R. Tonge from Colerne Parish Council stated that the Colerne Neighbourhood Plan had been approved earlier in the year and Jane Mellett who had been leading this would be willing to offer any help to Box Steering Group. Mr Tonge stated that planning applications need to be considered in conjunction with the Neighbourhood Plan. He reported that one application for a very large house in Colerne had been against policies; the Neighbourhood Plan and was in the AoNB but was still recommended for approval as the applicant needed live in carers. The application had now been withdrawn before being taken to committee. He advised Box that things like this would need to be defined in the neighbourhood plan.

5. **Declarations of Interest/Chairman's announcements:** Nil
6. **Minutes:** The Minutes of the meetings held on 26<sup>th</sup> September 2022 were taken as read and signed as being true records.
7. **Matters Arising:**
  - a. **Enforcement matters:** Updates received re enforcement issues. Quarry Woods – Court summons issued for the landowner to appear on 11<sup>th</sup> November in Swindon Magistrates Court.
  - b. **Notice Boards:** Report on the condition of the Notice Boards
    - **Ditteridge:** This was checked and it can be opened
    - **Rudloe:** It was confirmed that these boards are OK
    - **Chapel Plaister:** Inaccessible to the public and needs a key. Cllr Davies to take over the management of this board
    - **Valens Terrace;** Perspex received in the sum of £90+ VAT which will be fitted shortly
    - **Lower Kingsdown Road;** One does not open easily and needs new hinges

It was agreed to ask the Groundsman to look at these boards and see if any handles or similar could be fixed to allow opening. Discuss with the budget

- c. **Blind House:** The work to the bedframe had been carried out.

**Viewing Platform:** The work had been completed in the sum of £260

- d. **The Fountain:** Clerk has asked the Grounds staff to clear the vegetation
- d. **Risk Assessment:** Cllr Campbell had looked at the bus shelters and the risk assessment form will be updated.
- e. **Maps for bus shelters, grit bins and notice boards;** Spreadsheet had been drawn up.

**8. Applications granted:** The following applications had been granted planning permission:

PL/2022/04295	Longridge House, Middlehill Proposed new doors and ancillary work
PL/2022/06670	Land east of Kingscote Bradford Rd, Hawthorn Beech tree (T7) Lift south side of crown to provide 3.2m clearance. Carry out trench excavation works to install underground high voltage cable in accordance with the specification in the submitted Arboricultural Method Statement
PL/2022/06109	Westdene, The Ley, Box Soft and hard landscaping alterations
PL/2022/06630	Beulah Cottage, Devizes Road, Box T1 Cherry Tree – fell T2 Oak Tree – Crown raise to 3.5m

**9. Applications refused:** The following applications had been refused:

PL/2022/05127	5 Hazelbury Hill, Box Variation of condition 2 of PL/2022/03540 relating to approved plans
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**10. Planning Appeals:** Notification that the Appeal against refusal for two storey side extension at Westcross, Henley Lane had been dismissed. The Planning Inspector stated “I note that the Council advised the appellant as part of a pre-application enquiry that “as a general guide, it is considered that the volume of extensions to dwellings should amount to no more than approximately 30% of the volume of the original dwelling.”

**11. Planning Applications:** The following application was considered:

PL/2022/05796	Springfield, Church Lane, Box Proposed new door opening and replacement roof in existing outbuilding. Proposed parking area to front of house, with widened opening in existing stone boundary wall
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No objections. All work must be in keeping with the Listed Building

PL/2022/06319	The Old Quarry, Longsplatt, Kingsdown Proposed single storey 2 bedroom extension to existing
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The Chairman closed the meeting to allow the applicant to speak

No objections in principle but concerns expressed as this is over the permitted development limit of 30%

PL/2022/06382	Barberry Cottage, Box Hill Erection of stand alone garage with storage
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No objections

PL/2022/07317

Quarrymans Arms, Box Hill  
Retrospective permission for a timber structure (open sided)  
pergola to front elevation

No objections

**12. Neighbourhood Plan:** Further meeting to be held this week.

**13. Climate Strategy Action Plan:** A further meeting will be held shortly to review the Plan.

**14. Forward Plan:** When the Forward Plan has been agreed there will be no need to have this as a substantive item on the Agenda.

**15. Items of report and future Agenda items:**

- a. Clerk reported that some wood had been stolen from Box Garage and had been used to light a small fire in the porch at the Chapel. The police and fire brigade had attended.

**16. Date of next meeting:**

Committee meeting – 14<sup>th</sup> November 2022 Pre-council meeting – 27<sup>th</sup> October

*Meeting closed at 7.25 pm*

**Chairman**