



## BOX PARISH COUNCIL

### MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE HELD 11<sup>th</sup> JULY 2022

- 1. Present:** Councillors: R. Campbell (Chairman); J. Clifford; R. Davies;  
S. Parker; T. Walton  
Mrs Carey (Clerk)
- 2. Apologies:** Councillors A. Barton; R. Case; A. Woollard  
The apologies were accepted
- 3. Absent:** Nil
- 4. Public Question Time:** There were eight members of the public present – representatives from the owners and planners re the Rudloe Manor No 1 site and also representatives from the Neighbourhood Plan Steering Committee

There were two representatives from Blue Fox Planning and two from Tannen Group together with the Community Engagement Consultant. Mr Alistair Macdonald, the Planner with Blue Fox Planning gave a presentation on behalf of the owners, Tannen Group, re the Rudloe No 1 site situated at the top of Box Hill on the A4. This does not include the Manor House and the new houses.

He explained that the site has been owned for twenty years. He showed the extent of the building on the 30 hectare site. Because of vandalism they now have 24 hour security on site.

There were several proposals for better use of the site

  - Possible residential of circa 140 houses
  - Residential 100 houses with a care village
  - Local employment use

The Parish Council would like to see affordable housing. The developers would be happy to consult with the Neighbourhood Plan Steering Group

He showed a detailed heritage scheme and photos of the small units currently on site. It was stated that the Council would like any schemes to conform to the Parish Council Climate Strategy Action Plan ie use of solar panels, rainwater harvesting etc.

There were no definite plans at the present time but preapplication discussions had taken place with Wiltshire Council
- 5. Declarations of Interest/Chairman's announcements:** Nil
- 6. To appoint a Vice Chair for the Committee:** Cllr Jane Clifford was unanimously elected Vice Chair
- 7. Minutes:** The Minutes of the meetings held on 13<sup>th</sup> and 30<sup>th</sup> June 2022 were taken as read and signed as being true records.

## **8. Matters Arising:**

- a. **Enforcement matters:** Update received re enforcement action for Quarry Woods stating that the enforcement notice has not been complied with.
- b. **Notice Boards:** The notice board in The Pound needs repainting. This has been added to the list of tasks.  
**New notice board at Dickens Gate:** Cllr Davies to speak to Cllr Walters re the management company for the site. It was stated that the preferred site for the notice board would be either on the green or elsewhere inside the development.

A request received for permission from a resident in Chapel Cottage, Chapel Lane to put up a notice board in her garden. After discussion it was felt that there are already enough notice boards in the area. However, the Committee would have no objections if they wished to put a board up themselves.

- c. **Blind House:** The work to the bedframe will be carried out shortly. The Committee looked at the Blind House prior to the meeting and the following items were noted:
- The large sign had been re-erected on the wall. Clerk to notify the Listed Buildings Officer
  - There is a small Ash tree growing out of the roof at the back – Clerk to ask the Groundsman to clear this
  - Clerk to ask the Groundsman to clear the vegetation from the back of the Blind House

**Viewing Platform:** Quotations received from P. Emerson in the sum of £260. The Committee **recommended** that this be accepted providing it included refixing the slab above the plaque which was loose. Clerk and Cllr Campbell to meet him on site to go through the quotation.

***Post minute note: The Clerk had met with Paul Emerson who has confirmed that he will be replacing two of the stones and will repoint and refix the slab above the plaque and make good and repoint any other areas.***

The Committee had looked at the Viewing Platform prior to the meeting. The vegetation needs clearing from the back of the platform.

**The Fountain;** The Committee looked at the Fountain prior to the meeting. There is some vegetation that needs clearing.

- d. **Risk Assessment:** To be updated for the next meeting. Cllr Campbell to look at the bus shelters
- e. **Maps for bus shelters, grit bins and notice boards;** Spreadsheet had been drawn up.

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

PL/2022/03267	Larksbrook Cottage, Middlehill Demolition of existing garage and erection of new garage. Widening of drive immediately in front of garage
PL/2022/03729	4 Pine Close, Rudloe Single storey rear extension

## **10. Applications refused:** The following applications had been refused:

PL/2021/09040	Stonehey, Ashley, Box Removal of existing house roof, build new replacement roof, addition of first floor to building within new roof space, garage conversion and house refurbishment of ground floor
21/01205/FUL	3 Henley Cottages, Henley Lane

Proposed extension to replace existing 1950s extension to the rear of the property

**11. Planning Appeals:** Notification that the following appeals have been lodged

**PL/2021/11275** - Appeal against non determination re erection of two dwellings at land adjacent to Little Orchard, Bulls Lane

**PL/2021/06729** – Appeal against refusal to grant permission re erection of two-storey side extension, replacement of existing windows and over cladding the rear of the existing property at Westcross, Henley Lane, Box

**PL/2021/10907** – Appeal against refusal to grant grant of use and conversion of an agricultural building to a single dwelling with associated development, including installation of a septic tank at Bybrook Meadows, Ashley, Box

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

PL/2022/04295            Longridge House, Middlehill House Road, Middlehill  
Proposed new doors and ancillary work

No objections

**13. Correspondence:** letter received from Corsham Town Council re a further meeting with members of the Neighbourhood Plan Steering Goup

**14. Nighbourhood Plan:** The grant application had been submitted. There had been feedback obtained from the Revels. The Steering Group will engage with local groups. Next meeting to be held on 21<sup>st</sup> July

**15. Climate Strategy Action Plan:** A copy of the Climate Change Action Plan will be sent to the Community Engagement Officer re the development discussed at Public Question Time.

**16. Forward Plan:** The revised plan will be drawn up shortly.

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

- It was reported that there is a lot of ragwort about 4 ft high at Top Shed, Wormcliffe Lane. Clerk to report to the Environmental Health

**18. Date of next meeting:** Pre Council meeting – 28<sup>th</sup> July 2022  
Committee meeting – 8<sup>th</sup> August 2022

*Meeting closed at 7.55 pm*

**Chairman**