



BOX PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 14th MAY 2018

- 1. Present:** Mrs Parker; (Chairman); Mr Barnes; Mr Campbell; Mr Clench; Mrs Cox; Mr Hill; Mrs Richards
Mrs Carey (Clerk)
- 2. Apologies:**
- 3. Absent:** Mr Sims
- 4. Public Question Time:** There were no members of the public present
- 5. Declarations of Interest:** Nil
- 6. Minutes:** The Minutes of the meeting held on 9th and 26th April 2018 were taken as read and signed as being a true record.
- 7. Matters Arising:**
 - a. Enforcement matters:** Clerk gave updates on all enforcement matters
 - b. Notice Boards** Clerk to order two new butterfly catches for the board at Rudloe
 - c. Blind House/Bus shelters/Fountain/Pound/Viewing Platform:**
 - Blind House:** Rota for Councillors help with the opening to be drawn up as follows:
 - Saturday 16th June - Rebecca Richards
 - Saturday 21st July - John Whitford
 - Saturday 18th August - Vaughan Hill
 - Saturday 15th September - Jackie Cox
 - Fountain:** Clerk to ask when the painting can be carried out.
 - Pound:** The gates will need treatment in the near future. Money included in the budget for this
 - Viewing Platform:** Continue to monitor
 - d. Risk Assessment:** A new format for Risk Assessments had been agreed.
 - e. Settlement boundary review:** Waiting update on the present position.
 - f. Verge at Prospect;** The Wiltshire Highways Enforcement was pursuing this. The property had been sold and Wiltshire Council need to regularise the licence for the useage. Mrs Parker is chasing this.
 - g. Wiltshire Core Strategy Review:** On-going
 - h. Neighbourhood Planning workshop:** To be discussed further at the next meeting.
- 8. Correspondence:**
 - a. Affordable Housing:** Clerk had circulated letter and map from Ben Anderson. It was agreed to ask Wiltshire Planning officer what the cost of an affordable house would be in Box and also to query why the

contribution from the Real World application had been for 10% affordable housing and not 30%

- b. **CIL allocation**: Guidance for Parish and Town Council on CIL funds had been circulated to the Committee. There is S106 money due from the application at the Oscar Windebank site and the Clerk to write stating that this must come to Box and the proposal for the money would be a fitness trail on the Recreation Ground.
- c. **Councillors Briefing Note 349: Changes to Planning Legislation**: This had been circulated to the Committee. It outlines new proposals re the introduction of “permission in principle” which would include the use of Brownfield sites.
- d. **Councillors Briefing Note 339: Publication of Wiltshire council’s Brownfield Land Register**: This outlines details of what would be classed as Brownfield land.
- e. **Increased use of Cladding**: Reply received from Chris Marsh stating that the increase in the use of this material is likely due to cost and ease/speed of installation. In planning terms, there is no firm rule and design policy is intended to avoid being too dogmatic about the use of specific materials. Each case is considered on its merits and there will be cases where cladding is appropriate and others where it is not. The key advice would be that the materials should be “sympathetic” which is not a synonym for “matching” and does probably rule out any blanket restriction. With regard to the increase in the risk of fire he has replied that in all likelihood the structural fabric of buildings/extensions (and thus surfaces adjoining most sources of ignition) would be substantively the same whatever the external finish. It would also depend on the means of fixing etc as to how quickly a fire would spread once established.

9. Applications refused: The following applications have been refused;

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|--------------|---|
| 17/04098/LBC | 2 Woodstock Cottages, Mill Lane |
| 17/08109/FUL | Retrospective application for boundary garden fence |
| 18/01623/CLE | Thistle Barn, Box Certificate of lawfulness for area of hardstanding |

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

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|--------------|---|
| 17/12402/DP3 | Corsham Primary School, Broadwood Avenue Extension of the existing school to provide additional classroom and ancillary space, by extending the school in two places |
| 17/12521/FUL | Windsmoor, Henley Lane, Kingsdown Residential conversion and adaptation of existing outbuilding |
| 18/00106/FUL | 2 Woodstock Cottages, Mill Lane Erection of picket fence to front and temporary garden fence to rear of 2 Woodstock Cottages |
| 18/01428/FUL | 1 Long Close Avenue, Rudloe Create driveway including dropped kerb |

- 18/01574/FUL Three Gates, Barn Piece, Box
Construction of raised deck with balustrade
- 18/01675/LBC 4 Market Place, Box
Replacement of the existing front door and frame
- 18/02268/FUL 12 Littlemead, Box
Extensions to form new kitchen/dining area and enclosed front porch
- 18/03235/TCA Cranford, Ashley
Fell 1 European Beech

11. Applications: The following planning applications were considered:

- 18/03112/FUL Home Orchard, Ashley
Proposed conversion and extension of double garage to tourist accommodation and retrospective construction of decking and associated structures adjacent to garden cabin
- No objections although would ask if this is overdevelopment of the site
- This was carried by 4 votes in favour and 3 against
- 18/03214/LBC Stable Block at Thistle Barn, Ashley
Amendment to 16/08525 amend the external materials of the stable block to more closely match the main house & to revise the internal arrangement of the holiday lets
- No objections
- 18/03288/FUL 22 Highlands Close, Rudloe
Roof to garage and canopy to replace flat roof
- No objections
- 18/03889/COU The Old Barn, London Road, Box Hill
Notification for prior approval under Class Q – Conversion of agricultural building to 1 Dwellinghouse (C3) and associated operational development
- This application had been withdrawn
- 18/04006/FUL Ivy Cottage, Box Hill
Raised parking area to serve existing dwelling (retrospective)
- No objections

12. Items of report and future Agenda items:

- a. **Home Orchard:** It was reported that there had been a large marquee on site for several months

- b. **Dates of Planning & Conservation Committee meetings**; It was suggested that these be held on a separate evening to the Policy & Finance as there is not enough time to consider all the planning applications properly

13. Date of next meeting: To be agreed

Chairman

Meeting closed at 7.10 pm