



BOX PARISH COUNCIL

THE MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 17TH APRIL 2023

1. **Present:** Councillors: R. Campbell (Chairman); A. Barton; J. Clifford;
D. Dorey
Mrs Carey (Clerk)
2. **Apologies** Cllrs R. Davies; S. Parker; P. Rice; T. Walton
3. **Absent:** Nil
4. **Public Question Time:** There was one member of the public present who asked about the proposed planning application at land north of Park Lane
5. **Declaration of Interest:** Nil
6. **Minutes:** The Minutes of the meetings held on 13th and 30th March 2023 were taken as read and signed as being a true record
7. **Matters Arising:**
 - a. **Enforcement matters:**
Quarry Woods – Letter received following the Court hearing. The land will be visited again in two months to see if the buildings subject to the enforcement notice had been demolished..
 - b. **Notice Boards:** Continue to monitor. The Committee had looked at the Notice Board by the Post Office and it was agreed that this would need replacing.
Quotations to be obtained
 - c. The Committee had looked at the following prior to the meeting:
The Pound: The Notice boards needs repairing and painting – Clerk to obtain quotations. The gates need treating
Blind House: It was agreed that this needs cleaning and airing out. Clerk to speak to the Listed Buildings Officer about the condition of the walls
War Memorial: The War Memorial is in good condition. Clerk to ask the Groundsman to remove the wreaths and tidy up the area. Money to be built up in the budget for the repainting of the chains.
Milestone by War Memorial: It was agreed to obtain quotations for the repainting of the lettering. Money to be built up in the budget for the repainting of the chains
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 repainting.
Viewing Platform: Continue to monitor
 - d. **Risk Assessment:** Cllr Campbell had looked at the bus shelters and the risk assessment form had been updated. Cllr T. Walton to put the Risk Assessment into a new format.
8. **Correspondence:**
 - a. **Meeting with representatives from Pegasus re land at Park Lane:** A joint meeting with representatives from Pegasus, Corsham Town Council and Box Parish Council had been suggested for 2pm on 4th May but this has not yet been confirmed

- b. **Wiltshire Council Planning Update:** Letter received from the Director of Planning. This had been circulated to Committee members
- c. **reforms to national planning policy:** letter from Wiltshire Council Spatial Planning. This had been circulated to Committee members

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

PL/2022/08662	Manor Farm, Wadswick Change of use of part of agricultural storage building for commercial use – retrospective
PL/2022/08552	Manor Farm, Wadswick Erection of Agricultural buildings – part retrospective
PL/2022/04628	St James, Henley Lane, Kingsdown Certificate of lawfulness for car port and garden shed
PL/2023/00182	18 Clydesdale Road, Box Demolish existing garage and replace with new enlarged garage and garden room over. Formation of two additional parking spaces

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

PL/2023/01186	10 Bargates, Box Hard-standing parking spaces in front of house No objections
PL/2023/01847	3 Boxfields, Hawthorn, Corsham Demolish existing concrete block garage and replace with timber frame No objections
PL/2023/01954	Garden Cottage, Lower Kingsdown Road, Kingsdown Construction of garage and carports within existing retaining walls No objections
PL/2023/02291 PL/2023/02764	Rudloe Hall Hotel, Leafy Lane, Rudloe Rebuilding of storm damaged chimney C2 and shortening of chimney C3 to avoid similar collapse. Rebuilding of the storm damaged dormer D2 No objections
PL/2023/02364 PL/2023/01604	Turnpike Cottage, Blue Vein, Box Extension and alteration to dwelling No objections
PL/2023/02374	Land rear of 12 Bargates, Box Replacement of existing single storey building containing four single garages with a larger building containing four double garages. The replacement building will have a two way pitched roof with solar panels on the south elevation, include a mezzanine over part of the garages with internal stair access and ground floor washroom

Objections. This is over development and out of character in a Conservation Area. It appears to be a building for industrial use and not domestic garages

PL/2023/02688

The Vicarage, Church Lane, Box
Work to nine trees in a Conservation Area

Tree 1 -No objection to the reduction of the canopy

Tree 2 - Objections to the felling of this tree. This is a Great Western Cedar. There do not appear to be any issues concerning the roots and the Parish Council feel the felling of this tree would be inappropriate

Trees 3 and 4 – The Parish Council feels that some reduction of the canopy on both trees would be more appropriate than felling tree number 4

Tree 5 – No objection to the felling of this tree

Tree 6 – No objection to the re-coppicing

Tree 7 – No objection to the felling of this tree

Tree 8 – No objection to the reduction of the canopy

Tree 9 – No objection to the felling of this tree

- 11. Neighbourhood Plan:** Report received from the Steering Committee. A public consultation event had been held at the Dandelion Café Rudloe on 11th April. Several parishioners attended and useful data was gathered. The Steering Group is now collating the evidence and Place Studio is assisting with the development of the draft Plan. An End of Grant report will be drawn up and a small amount of unused grant will need to be returned.

Guidance for Neighbourhood Planning within Wiltshire – A Briefing Note received from Wiltshire Council which had been forwarded to the Steering Group.

- 12. Forward Plan and Risk Assessment:** Cllr Walton to circulate the Forward Plan to the Committee members.

Bus Shelters - It was reported that Wiltshire Council are checking which shelters belong to them. It was reported that there is graffiti in the bus shelter by the Bassetts. Clerk had asked the Groundsmen if they could clean this off.

- 13. Items of report and future agenda items:**

Land opposite the Northey Arms – The ground needs to be reseeded

- 14. Date of next meeting:** Full meeting - 15th May Pre-Council – 27th April 2023

Meeting closed at 19.05 pm

Chairman