



## BOX PARISH COUNCIL

### MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE HELD 9<sup>th</sup> AUGUST 2021

1. **Present:** Councillors: R. Campbell (Chairman); A. Barton; R. Case;  
R. Davies; N. Ingledew; S. Parker; T. Walton; A. Woollard;  
Mrs Carey (Clerk)
2. **Apologies:** Nil
3. **Absent:** Nil
4. **Public Question Time:** There were two members of the public present who spoke out in objection to application PL/2021/06688. They expressed concerns about the overlarge design, the pedestrian access; lack of bat survey and the light pollution this would cause. It was stated that opening up the whole of the byway could alleviate some of the access problems.
5. **Declarations of Interest/Chairman's announcements:** Nil
7. **Minutes:** The Minutes of the meetings held on 12<sup>th</sup> and 29<sup>th</sup> July 2021 were taken as read and signed as being true records.
8. **Matters Arising:**
  - a. **Enforcement matters:** The Clerk updated the Committee on issues regarding Quarry Woods and Thistle Barn, Ashley
  - b. **Notice Boards:** Continue to monitor the condition of the Notice Boards
  - c. **Blind House:** The new toilet seat and the wooden slats had been replaced.  
**Viewing Platform:** Regular checks on the condition of the Viewing Platform to be carried out  
**The Fountain:** Quotation in the sum of £480 + vat had been accepted and the work will be carried out shortly.
  - d. **Risk Assessment:** To be updated next April
  - e. **Bus shelters:** A map showing the bus shelters and grit boxes will be drawn up. It was also suggested that the location of all the Council's assets can be added to this.
9. **Neighbourhood Plan:** A meeting of the Steering Group had recently been held and a report will be drawn up and circulated. A further meeting to be held in September
10. **Correspondence:**  
**Rudloe No 2 Site:** Following the meeting held with Corsham Town Council on 21<sup>st</sup> July four questions had been drawn up to put to Bellway. These are:
  - To ask for a contact for Inverness Terrace who have control of the non-residential part of the site. The question of the provision of a shop in one of the units to be raised
  - To ask if the permission includes electric vehicle charging points or, if not currently, could they be incorporated
  - To ask what extent the Corsham Neighbourhood Plan (Design Guide) was used to inform the design of the site

- How does Bellway feel the development relates to nearby developments and what has been done to improve connectivity to, for example, the School, Leafy Lane and Boxfields.

**Ferncliffe, Wadswick 20/09557/FUL** Notification that this application has been called into the Northern Area Planning Committee on 18<sup>th</sup> August

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

PL/2021/03136	Colerne View, Basement Flat, High Street, Box Retrospective permission for outbuilding and garden landscaping
PL/2021/03286	6 Bybrook View, Rudloe Addition of garage doors to existing open fronted triple bay carport
PL/2021/03787	Greenfields, Blue Vein, Box Creation of additional building in the garden of an existing dwelling house for use by the dwelling house occupiers
PL/2021/04317	Ashley Cottage, Ashley Proposed conversion of existing outbuilding to provide carport and ancillary accommodation
PL/2021/05028	Sheylors Farm Road, Ashley Replacement of existing conservatory with new kitchen extension and minor internal works to existing kitchen
PL/2021/06050	Bourton House, High Street, Box Work to trees in Conservation Area
PL/2021/06051	Lower Leaze, Bath Road, Box Work to trees in Conservation Area
PL/2021/06052	South Leigh, Bath Road, Box Work to trees in Conservation Area

**12. Planning Applications:** The following applications were considered

PL/2021/04209	4 Lower Kingsdown Road, Kingsdown (Revised plans) Demolition of existing 3 bedroom house and associated outbuildings. Construction of new 5 bedroom detached replacement dwelling and associated external works and landscaping
	No objections although it is noticed that this is over the permitted 30%. There should be a condition put onto the permission that no additional garage is built
PL/2021/04879	4 Woodside Place, Quarry Hill, Box Conversion of integrated garage into habitable space with will involve removal of garage door and insertion of window
	No objections

PL/2021/06439	<p>9 Brunel Way, Box Demolition of existing single storey side extension to allow erection of proposed new 2 storey side extension. Rationalisation of access to sloped rear garden, including new access deck</p> <p>No objections</p>
PL/2021/06688	<p>Land to rear of Devizes Road, Box Erection of a single self-build dwelling, resurfacing of Pye Lane and associated works</p> <p>Strong objections. This is an overlarge new building in the Green Belt and AoNB. It is overdevelopment of the site and closes up the openness of the countryside. There are strong concerns over the access. The development would also cause light pollution</p>
PL/2021/06729	<p>Westcross, Henley Lane, Box Erection of two storey side extension, replacement of existing windows and over cladding the rear of the existing property</p> <p>Objections. This is an overlarge development in the Green Belt. The extension is over 100% and would make the main house subservant to the extension. The design is not in keeping with the other properties in the area. There are objections to the use of cladding which is out of keeping</p>
PL/2021/06763 PL/2021/07472	<p>The Wilderness, Church Lane, Box Proposed boundary wall reinstatement between The Wilderness and 1 Valens Terrace</p> <p>No objections</p>
PL/2021/06812	<p>Springfield, Lower Kingsdown Road, Kingsdown Loft extension and roof remodelling to east facing roof pitch; single storey rear gabled extension; alternations to existing rear balcony and terracing</p> <p>Defer to the next meeting</p>
PL/2021/06995	<p>Ashley Camp, Ashley, Box Certificate of Lawfulness for the existing use of buildings for commercial uses under Class B2 and B1</p> <p>No comment</p>
PL/2021/07110	<p>Rudloe Manor, Plot 2 Box Hill, Corsham Minor changes to N/08/00987/LBC of curtilage listed building including changes to proposed internal layout, addition of two roof lights, addition of fireplace flue, minor changes to external windows and doors</p> <p>No objections</p>

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

- Cllrs Barton, Case and Ingledew gave apologies for the meeting prior to Full Council

- 14. Date of next meeting:** Pre Council meeting – 26<sup>TH</sup> August 2021  
Full Committee meeting – 13<sup>th</sup> September 2021

*Meeting closed at 7.35 pm*

**Chairman**

*Draft*