



BOX PARISH COUNCIL

THE MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 11th NOVEMBER 2024

1. **Present:** Councillors: S. Roche (Chair); A. Barton; J. Clifford;
R. Davies; T. Walton; D. Wright
Mrs Carey (Clerk)
2. **Apologies** Cllrs D. Dorey ; R. Haslett
3. **Absent:** Nil
4. **Public Question Time:** There were no members of the public present
5. **Declarations of Interest:** There were no declarations of interest
6. **Minutes:** The Minutes of the meetings held on 14th and 31st October 2024 were taken as read and signed as being a true record
7. **Matters Arising:**
 - a. **Notice Boards:** Continue to monitor
 - b. **The Pound:** Continue to monitor
Blind House: Continue to monitor
War Memorial: Work completed at a cost of £750
Milestone by War Memorial: Continue to monitor condition
The Fountain: Repairs to the pointing completed at a cost of £250
Viewing Platform: The cost of the work would be £1200 to remove damaged stones and replace with new and £1500 to remove the front damaged copings and replace with new

It was agreed to consider this required work with the budget for next year.

Information Board: On-going. Money to be put in the budget for three boards at a cost of £100 each plus frames.
 - c. **Bus shelters:** A report on the condition of the bus shelters had been received together with two quotations in the sum of £473 and £1535. Because of the disparity in the two quotations it was agreed to survey the residents to see how many use the bus shelter. Cllr Barton offered to remove and dispose of the asbestos. Clerk to ask for a revised quote to take account of this.
 - d. **Enforcement matters:**
Quarry Woods: The hearing at the High Court was held on 23rd October. The Defendant had failed to remove the wooden toilet building and the wooden jetty platform. The Defendant indicated that he would remove these in November 2024. The hearing was adjourned to the first open date after 2nd December when he could be committed for contempt of court if he failed to remove the buildings.

Condensing Units – Londis: Application has been submitted. Further information required

Erection of wooden structure at Leafy Lane Woodlands: An application had been submitted but was invalid as it needed an Ecology report. The Enforcement Officer will pursue this

Wormwood Farm: Enforcement Officer investigating the change of use to a carpentry workshop and gym

- e. **Rudloe No2 Site:** Copy of the Land Registry entry received showing the owners of the site. Clerk to forward this to Corsham Town Council and to Cllr Wright to pass to the MoD Liaison Panel.
- f. **Sale of woodland for parking – Lower Kingsdown Road:** Cllr Clifford reported that four out of the eight houses on this stretch of road are up for sale because of the issue re parking.

8. Correspondence: Nil

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

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|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PL/2024/08931 | 22 Kidston Way, Rudloe Proposed new dormer window to front elevation |
| PL/2024/07886 | Contours, The Ley, Box Extension and add single storey front and rear extensions, including a part roof conversion including external wall insulation and overcladding to all new and existing volumes. |
| PL/2024/08186 | Springfield, Lower Kingsdown Road Resubmission re loft extension and roof remodelling to east facing roof pitch; single storey rear gabled extensions, alterations to existing rear balcony and terracing |

10. Applications considered: The following application was considered

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| PL/2024/09176 | Rock House, Lower Kingsdown Road, Kingsdown Proposed enlargement of existing front facing flat roof dormer and the insertion of two side facing roof windows No objections |
| PL/2024/09222 | Real World Studios, Mill Lane, Box Erection of 1.2m close boarded timber fence to western boundary of car park No objections |
| PL/2024/09276 | Willowbrook, 8 Valens Terrace, Box Erection of a new detached Garden Room and associated pergola and decking in the back garden of 8 Valens Terrace Objections. This is a new structure in the Green Belt and AoNB. This is extremely close to the By Brook and the Environment Agency needs to be consulted as it stated that there is going to be drainage into the river. It is highly visible from the adjacent footpaths. If permission were to be granted this must remain ancillary to the existing dwelling. |

11. Neighbourhood Plan

The Steering Group had met with the Planning & Conservation Committee to go through the Draft Neighbourhood Plan and the Briefing Paper.

After discussion it was **recommended** to Full Council that the Planning & Conservation Committee endorses version 1 of the Neighbourhood Plan and authorises the Steering Group to carry out further work and amendments ahead of the formal engagement with the Full Council early in the New Year.

12. Forward Plan/Risk Assessment/Asset Register The Forward Plan and Risk Assessment will be updated and an Asset Register for the Committee will be completed.

13. Items of report and future agenda items:

- Article to be put in the Parish Magazine informing applicants that they can attend the Planning & Conservation Committee meetings when their applications are being considered
- It was agreed to invite the members of the Neighbourhood Plan Steering Group to the Christmas drinks on 19th December at 6.45 pm
- It was reported that leaflets from the Chippenham Pharmacy Health Clinic at Bumpers Farm had been circulated locally
- Cllrs Roche and T. Walton had attended the WALC Conference. Cllr Roche had attended the presentation on Community Land Trust and Cllr Walton had attended the presentation on Flood Prevention

14. Date of next meeting: Full meeting 9th December 2024 and prior to Full Council meeting on 28th November

Meeting closed at 5.00 pm

Chair