



BOX PARISH COUNCIL

THE MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 13th MAY 2024

- 1. Present:** Councillors: T. Walton (Chair); J. Clifford; R. Davies; S. Parker
S. Roche
Mrs Carey (Clerk) Ms Barbrook (Assistant Clerk)
- 2. Apologies** Cllrs A. Barton; R. Bolton ; D. Dorey
The apologies were accepted
- 3. Absent:** Nil
- 4. Public Question Time:** There was two members of the public present concerning an issue with a barn that was being erected in Henley Lane and whether this required planning permission. The access to this is on the Golf Course land.
- 5. Declarations of Interest:** There were no declarations of interest
- 6. Minutes:** The Minutes of the meetings held on 15th April 2024 were taken as read and signed as being a true record
- 7. Matters Arising:**
 - a. **Notice Boards:** The notice boards in The Pound and at the Post Office are in place
 - b. **The Pound:** The notice board has been put up and herbs have been planted in the beds
Blind House: Blind House to be opened during the summer to ventilate it
Condition survey: Survey received from Paul Emerson
War Memorial: There are small sections of the steps around the base of the War Memorial that have suffered some weather/front damage and other stones are more badly damaged ie breaking up and coming loose. There are small areas of pointing that are loose which is allowing water penetration and promoting further damage.
The cost to rectify this would be £700

It was **recommended** that the work be carried out before the winter at a cost of £700

Milestone by War Memorial: Continue to monitor condition

The Fountain: There are small sections of weather/front damage to numerous parts of the fountain as follows:
 - Minor pointing repairs needed to the steps around the base at the eastern edge.
 - Weather frost damage to the upper arch on the southern side. Looks like this has previously been repaired. This damaged section could be removed and re-done using a stone repair compound.

- There are cracks that have opened up on some the upper sections of the fountain, these cracks are letting in water and over time causing deterioration. These could be pointed up with lime mortars to prevent further water ingress and deterioration.
- There are two intricately carved finials at the top of the fountain, one has virtually disappeared through weathering / frost, the other is badly weather / frost degraded. It would be very difficult to replicate these completely as so little of the originals remain. If they were to be replaced it would best to get what is left of the originals down now for copying in the workshop.

The cost of carrying out the pointing repairs would be £250

It was **recommended** that the repairs to the pointing be carried out at a cost of £250

The retaining wall is not the responsibility of the Parish Council as Wiltshire Council has confirmed that this belongs to them.

Viewing Platform: Overall the integrity of the wall is good but there has been frost damage to approximately 15 to 20 stones on the internal and external faces of the viewing platform walls. There may be more exposed once vegetation is cleared on the external side of the platform. As water is ingressing in to the wall this damage will continue and worsen over time, particularly through winter months. Damaged stones should be replaced with new and pieced into the wall using lime mortars.

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 work with the budget for next year.

Alan Payne had drawn up the history of the Blind House, the Pound and Fountain to be put on an interpretation board. To be discussed further at the next meeting.

c. **Enforcement matters:**

Quarry Woods: It has been reported that the owner has not complied with the High Court Order and the LPA will be exercising the lawful rights of entry onto the land to photographically document the non-compliance in order for the matter to be pursued.

Condensing Units – Londis: Letter received from the Enforcement Officer requesting the owner to submit a planning application for the refrigeration units

Erection of wooden structure at Leafy Lane Woodlands: Letter received from the Enforcement Officer requesting the owner to submit a planning application for the container unit.

2 Mead Villas: Enforcement Officer has reported that the wooden structure is permitted development.

Barn at Henley Lane: It was agreed to ask the Enforcement Officer if this requires planning permission and also pointing out the roofing felt and slate tiles. It was also agreed to point out that the access has been widened. Clerk to reply to the Golf Club

8. Correspondence:

a. **Stakeholders meetings – Review of Wiltshire Council Planning Service:** First meeting to be held on Tuesday 25th June at County Hall to include:

- Update on planning service transformation
- Planning Enforcement
- Neighbourhood Planning
- Interactive feedback session

b. **Mobile home on land at Ashley:** The Enforcement Officer had confirmed that this was permission development.

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

PL/2023/08084	Turnpike Cottage, Blue Vein, Box
PL/2023/08194	Extension and alteration to dwelling
PL/2023/10034	5 Bankwaters Road, Corsham Extension to side of house
PL/2024/03718	Manor Farm, Wadswick Open fronted, monopitched agricultural barn with 6m concrete apron at front of barn for access/turning Prior approval not required
PL/2023/02861	Highway Verge, Ashley Proposed work to trees in a Conservation Area

10. Applications withdrawn: The following application has been withdrawn

PL/2023/07918	Folly Farm, Rudloe Construction of a slurry lagoon for agricultural use on agricultural land and associated works
PL/2024/01727	Westdeme. The Ley Extension of existing external landing and erection of balustrade guarding

11. Applications refused: The following application has been refused

PL/2023/10868	Little Tynning, Box Hill Erection of additional storey on existing ground floor incorporating a side extension that replaces the existing covered side port and workshop
---------------	---

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

PL/2024/02980	The Wilderness, Church Lane, Box Restoration of kitchen garden No objections but County Archaeologist to ensure that this does not encroach onto site of the Roman Villa
PL/2024/03122	Cheney Court Farm, Ditteridge, Box Demolition of existing grainstore and silo. Erection of new agricultural storage shed No objections providing it is acceptable to the Listed Buildings Officer. It is felt that there should be an Environment Assessment carried out in case there are bats present
PL/2024/03567	Rudloe Manor, Rudloe Variations to the approved design for a new build kitchen extension to the grade II listed Tithe Barn previously consented under

permission N/08/00987/LBC including reduction in building height and changes to external facing materials

No objections.

12. Neighbourhood Plan Meeting held with Place Studio. The final invoice had been drawn up which covers the amount of the grant. It was reported that the Plan is moving forward. Thanks were given to Martyn Thomas and Jonathan Packhouse for their hard work with this. It is hoped to have a draft Plan to submit to Wiltshire Council shortly for comments prior to the pre-reg 14 consultation. Character Area Assessments had been carried out. There will be a display on the Neighbourhood Plan at Box Revels.

13. 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.

14. Items of report and future agenda items:

- It was reported that a bungalow in Priestly Avenue Rudloe, which is currently owned by GreenSquare Accord is being put for Auction on 21st May. It was felt that it was a shame to sell this off when there are several people on the Rudloe Estate in poorly maintained property and this could be brought up to an acceptable standard and that there will be a decline in social housing in the area.
- New access created at 5 Love Lane – Clerk to ask the Enforcement Officer if this requires permission

15. Date of next meeting: Full meeting 10th June and prior to Full Council meeting on 30th May

Meeting closed at 19.25 pm

Chair