



BOX PARISH COUNCIL

THE MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 14TH OCTOBER 2024

1. **Present:** Councillors: S. Roche (Chair); A. Barton; J. Clifford;
R. Davies; D. Dorey; T. Walton; D. Wright
Mrs Carey (Clerk)
2. **Apologies** Nil
3. **Absent:** Nil
4. **Public Question Time:** There was one member of the public present
5. **Declarations of Interest:** There were no declarations of interest
6. **Minutes:** The Minutes of the meetings held on 9th and 26th September 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: The work has been 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 this.
 - c. **Bus shelters:** A report on the condition of the bus shelters was received. The bus shelter by Wormwood Farm is in need of repair and may need reroofing. Clerk to obtain quotations to be considered with the budget. It was agreed that the Council does not glaze any of the windows in the remaining bus shelters
 - d. **Enforcement matters:**
Quarry Woods: Wiltshire Council's application to the High Court for committal for contempt of Court has been listed for Wednesday 23rd October
Condensing Units – Londis: Application has been submitted

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

Large advertising sign on A4 Box Hill: Letter received from the Enforcement Officer stating “no application for advertisement consent has been submitted and I take it that none will now be submitted unless you advise me to the contrary. The three poles of the unlawful advertisement remain erected. There will now need to be removed. I would request that within 14 days of the date of this email that you confirm in writing your intentions in this matter”

Post Minute note: Application for an advertising board has been submitted Wormwood Farm: Enforcement Officer investigating the change of use to a carpentry workshop and gym

- e. **Rudloe No2 Site:** It was agreed that the letter received from the Planning Officer be forwarded to Corsham Town Council and the MoD Liaison Group

8. Correspondence:

- a. **New Government Planning Proposals:** Report received from Wiltshire Councillors regarding the new Government’s proposals to overhaul the planning system with a new National Planning Policy framework which could see an 81% increase in housing targets in Wiltshire. Wiltshire had been set at 3476 new homes annually – up from the current target of 1917 homes a year which the emerging Wiltshire Council Local Plan is based on.

The changes also propose the abolition of the four year Housing Land Supply and the proposals for the greenbelt, significantly weakening greenbelt protections and introducing the very vague and subjective concept of “greybelt”

The Neighbourhood Plan Steering Group are aware of the proposals.

- b. **Concerns from a parishioner:** Concerns about the Parish Council;s response to a planning application had been received and dealt with by the Council Chairman

9. Sale of woodland for parking – Lower Kingsdown Road: Letter received from a resident expressing concerns about the fencing off or sale of woodland in Lower Kingsdown Road.

A letter had been received from the Golf Club stating: “At present no final decisions have been taken by the Golf Club in regard to the woodland off Lower Kingsdown Road.

We have been seeking expert advice on how best we can deal with the trees within the wood which have ash die-back and I am sure you are aware there is a significant financial cost to the felling which has led to the possible outcome to fence off land (except for the existing rights of way) as one possible outcome to assist in keeping the public safe from falling branches as much as possible. It is stressed that this is just one option, and no final decisions have been made.

We are also looking into selling off some areas along the road in an attempt to raise funds to pay for the tree works, these would be small parcels of our land for the purpose of providing a parking space for some of the residents who do not currently have parking with their property. Again no final decisions have been made.

In any outcome we will be keeping communications open with the residents before any works are undertaken.”

In light of the above it was agreed that this is not a planning issue and the Parish Council cannot get involved.

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

PL/2024/05452	2 Fairview, Devizes Road Change of use of land from agriculture to equestrian uses, erection of stable and associated store building together with laying of hardstanding, engineering works to form equine manege and formation of access track (retrospective)
PL/2024/06976	Westdene, The Ley, Box Extension of existing external landing, erection of balustrade guarding and screening within proximity of the title boundary
PL/2024/07168	The Firs, Lower Kingsdown Road Proposed new rooflights

11. Applications refused: The following application has been refused:

PL/2024/07238	Heleigh Cottage, Middlehill, Box Replacement and alteration of existing extension to the main house, internal renovations, addition of an air source heat pump and photovoltaic panels
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12. Applications withdrawn: The following applications have been withdrawn

PL/2024/02406	Hillcrest, Lower Kingsdown Road Demolish existing dwelling and replace on similar footprint
PL/2024/05992	Rock House, Lower Kingsdown Road Proposed erection of a first floor front extension to form bedroom and bathroom

13. Applications considered: The following application was considered

PL/2024/08931	22 Kidston Way, Rudloe Proposed new dormer window to front elevation No objections
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14. Neighbourhood Plan

Following the meeting held on 9th September, the Steering Group are currently working on Draft V7 of the Neighbourhood Plan.

It is proposed to go through this version with the Planning Committee to enable them to endorse it to go to Full Council.

It was agreed to hold a meeting on Monday 11th November for two hours starting at 2 pm. The Planning Committee meeting would then start at 4.15 pm

15. Items to be considered with the budget:

- Viewing Platform - £1200
- Information boards
- Funding for Neighbourhood Plan
- Reserves for Blind House, Fountain, War Memorial, Pound, Pound
- Repairs to bus shelters
- Notice Boards

16. 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.

17. Items of report and future agenda items: Nil

18. Date of next meeting: Full meeting 11th November 2024 at 4.15 pm and prior to Full Council meeting on 31st October 2024

Meeting closed at 19.30 pm

Chair