



BOX PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 12th AUGUST 2019

1. Present: Councillors: J. Cox; (Chairman); R. Campbell; R. Case;
R. Davies; D. Evans; S. Parker
Mrs Carey (Clerk)

2. Apologies: Cllrs N. Botterill; V. Hill

3. Absent: Nil

4. Public Question Time: There were six members of the public present.

19/06306/FUL – Swan Cottage, Lower Kingsdown Road

Mr and Mrs Kelly had objections to the above application as they thought that the proposals were overpowering and that there would be overlooking from the studio and balcony

Mrs Sully felt that this was a very large design with lack of privacy and overlooking. All four properties immediately below the site were concerned about the building being dominant and overbearing. She did not feel that the trees could be maintained with the new access, which was currently pedestrian.

Mr Wyles, the applicant, replied stating that the building was set well back into the site. There was a 33% increase in volume on the existing property and the house would be 40m away from the neighbouring property. He stated that he had taken down lleyandii trees but these would be replaced. He had been advised that the access could be created without disturbing the trees

19/06780/TCA- Ashley Cottage – work to Walnut tree

Mrs Newbould supported the application to reduce the Walnut tree

5. Declarations of Interest: Mr Campbell declared an interest in 19/06780/TCA Ashley Cottage

6. Minutes: The Minutes of the meeting held on 8th and 25th July 2019 were taken as read and signed as being a true record

7. Matters Arising:

a. **Enforcement matters:** Clerk gave updates on all enforcement matters

b. **Notice Boards:** Continue to monitor the condition of all notice boards

c. **Blind House/Fountain:** See report on actions

Viewing Platform: Regular checks on the condition of the Viewing Platform to be carried out

d. **Risk Assessment:** To be reviewed again shortly **Action: Clerk/JC**

e. **Bus shelters:** Continue to monitor the condition

e. **Settlement boundary review:** Waiting the outcome of the consultation

f. **Neighbourhood Plan:** Cllr Cos reported on a recent meeting of the Steering Group

g. **Housing Needs Survey:** The final report had been published

- h. **Late publication of Planning Notices**: The Clerk had asked Cllrs Mathew and Anderson to take this up with Wiltshire Council

8. Correspondence:

- a. **Wiltshire Housing Land Survey**: This had been circulated
b. **Glen View, Kingsdown**: Letter received regarding boundary and planning issues. Disputes regarding boundaries are a civil matter but the planning officer had been asked to look at the other issues

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

19/04534/FUL	Ley Cottage, The Ley Box
19/04735/LBC	Demolition of the existing 1980s conservatory to be replaced with single storey extension; internal alterations to existing 2 bathrooms and addition of new bathroom in attic space
19/04575/FUL	The Tree House, Kingsdown Grove Single storey side extension and 2 dormer windows to replace previously unbuilt permitted extension, together with reconfigured external deck, fenestration changes and landscape improvements
19/04786/LBC	White Cottage, Doctors Hill, Ashley Demolition and replacement of two storey rear extension
19/05162/FUL	Brookside, The Bassetts, Box Demolition of existing garage and construction of new double garage

10. Applications: The following applications were considered:

19/06306/FUL	Swan Cottage, Lower Kingsdown Road Demolition of existing property and erection of replacement dwelling
	This is over 33% increase and is therefore closing the openness of the countryside. There are concerns from neighbours about overlooking. The Parish Council would like to see this reduced to under 30% increase. It is also a concern that the glass windows could be seen across the valley and may cause light pollution.
	The studio is too close to the neighbouring property and would cause overlooking. If this were granted a condition must be put to ensure that this remained ancillary to the existing property and did not become a separate dwelling
	The Parish council would also like to see more detailed plans of the design and dimensions of the proposed dwelling
19/05391/LBC	2 Wormwood Farm Cottages, Wormwood Internal alterations to grade 2 listed building to create bathroom on 1 st floor
	No objection

19/05459/FUL	<p>4 Wilton Cottages, Doctors Hill Remove existing conservatory and replace with new one</p> <p>No objections</p>
19/06240/LBC	<p>The Hermitage, Bath Road, Box Internal works and external works to downpipes and guttering</p> <p>No objections</p>
19/06524/VAR	<p>Ashley Stud, Ashley, Box Variation of conditions 2 & 4 (17/05350) to allow change in door and window materials</p> <p>No objections</p>
19/06759/FUL	<p>Wormeclyffe House, Wormeclyffe Lane Removal of existing single storey extension and construction of new two storey extension with single storey kitchen addition, extending the domestic curtilage into the adjoining eastern field</p> <p>Objections. This is encroachment into the open countryside. Objections to the size of the extension. This should be reduced to remain within the existing curtilage.</p>
19/06780/TCA	<p>Ashley Cottage, Ashley Work to Walnut tree</p> <p>No objections but would like the work carried out by a qualified Tree Surgeon</p>
19/07167/FUL	<p>4 Lower Kingsdown Road Replacement of existing dwelling and garage with new dwelling and garage plus associated drive improvement works</p> <p>Objections. The plans have improved but still feel that this is overdevelopment and closing up of the countryside. The Parish Council would ask the Officer to check the proposed size and volume</p>
19/07265/TCA	<p>The Shambles, The Ley, Box Work to trees in a Conservation Area</p> <p>No objections</p>
19/07275/FUL	<p>1 The Ley, Box Construction of front porch, rear single storey extension and timber deck</p> <p>No objections</p>
19/07339/REM	<p>Former MoD Rudloe No 2 site, Westwells Road, Box Reserved matters – details for layout, scale, appearance and landscaping for 168 dwellings and B1 office buildings pursuant to outline 14/11354/OUT</p> <p>No objections to the design of the dwellings but would ask that serious consideration be given to changing the B1 office buildings into a small shop to service this increased community or include this in the proposal.</p>

Parish Council to raise the concerns about the increasing population at Rudloe and the added pressure on local doctors surgeries with the NHS Primary Care

19/07367/TCA

Rookery Nook – Hazelbury Hill
Work to trees in a Conservation Area

No objections

11. Items of report and future Agenda items: Nil

12. Date of next meeting: Full meeting – 9th September 2019
Urgent planning applications – Thursday 29th August 2019

Meeting closed at 7.30 pm

Chairman