



BOX PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 13th JANUARY 2020

1. **Present:** Councillors: J. Cox; (Chairman); N. Botterill; R. Campbell
R. Case; R. Davies; S. Parker
Mrs Carey (Clerk)
2. **Apologies:** Cllr D. Evans; V. Hill
3. **Absent:** Nil
4. **Public Question Time:** There were four members of the public present.

Mr and Mrs Marsh spoke about their proposals for planning application 19.11540/FUL Islove House, Quarry Hill

The agents for 19/11549/FUL land to rear of Lyndale, Devizes Road spoke about the proposed erection of a single self-build dwelling

5. **Declarations of Interest:** Cllr Cox declared an interest in 19/11549/FUL land to rear of Lyndale, Devizes Road as the access would affect her property.
6. **Minutes:** The Minutes of the meeting held on 9th and 19th December 2019 were taken as read and signed as being a true record
7. **Matters Arising:**
 - a. **Enforcement matters:** Updates were given
 - b. **Notice Boards:** Councillors to monitor the condition of all notice boards and report any defects to the Clerk
 - c. **Blind House/Fountain:** An application to be made to English Heritage for the work to the stonework and to the repairs to the toilet. Clerk to obtain quotation for making a new toilet lid. The quotation for the repairs to the stonework by Marcus Mitchell in the sum of £380 had been accepted.
Viewing Platform: Regular checks on the condition of the Viewing Platform to be carried out
 - d. **Risk Assessment:** To be reviewed again shortly
 - e. **Bus shelters:** Continue to monitor the condition. Repainting of the bus shelters to be carried out shortly.
 - e. **Settlement boundary review:** Waiting the outcome of the consultation
 - f. **Neighbourhood Plan:** Waiting reply from Georgina Clampett Dix regarding an explanation for the new housing figures for Box. Clerk to contact her.
Cllr Bottrell gave an update on the meeting held on 4th January. The Steering Group had looked at the result of the questionnaire and discussed how to proceed. The Steering Group will be preparing a booklet to go out. The next meeting will be held on Tuesday 11th February in the Pavilion. Copies of the Minutes of the Steering Group meetings to be put on the Parish website.
 - g. **Late publication of Planning Notices:** Clerk is pursuing this with the Cabinet member for Planning.

8. Correspondence: Nil

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

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|--------------|---|
| 16/05879/LBC | 3 Woodstock Cottages, Mill Lane Box Replace new concrete floor with limecrete floor and works to internal plaster |
| 19/07557/FUL | Green Lane Farm Cottage, Henley Change of use from domestic garage to holiday let |
| 19/07494/FUL | Manor Farm, Wadswick Biomass boiler with chimneys |
| 19/09566/FUL | Totney Cottage, Lower Kingsdown Road Proposed demolition of garage and porch and erection of single storey extension and porch |
| 19/11725/TCA | Lower Byway, Chapel Lane, Box 30% reduction to 2 Ash trees and 4 Beech trees |

10. Applications: The following applications were considered:

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| 19/10996/LBC | Byway, Chapel Lane, Box Replace existing thin float glass window panes and slim double glazed units |
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No objections

- | | |
|--------------|---|
| 19/11540/FUL | Islove House, Quarry Hill, Box Proposed rear extension, proposed alterations to existing elevations, change of use of part of the site/garden from agricultural to residential |
|--------------|---|

No objections

- | | |
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| 19/11549/FUL | Land to rear of Lyndale, Devizes Road Erection of a single self-build dwelling and associated landscaping works |
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Objections. This is a new building in the Green Belt which is just within the settlement framework which could set a precedent. Whilst there are no objections re the design of the dwelling there are major concerns over the proposed access along the byway and if it is granted permission there must be strict control over the construction lorries limiting the times between 8 and 4. There are also concerns about underground services and tree roots along this access track being damaged. The Parish Council would ask that the Highways look again at the visibility at the proposed junction. There is also a history of subsidence which should be taken into account. If permission were to be granted there should be a condition that no other buildings would be built on this site.

Cllr Cox had declared an interest and the meeting was Chaired by Cllr Parker for this item.

19/11556/CLE

Top Shed, Wormcliff Lane, Box
Certificate of lawfulness in respect of the erection of a building
and its use for mixed B2 light industrial and B8 storage use,
along with surrounding land and access from the highway

The Parish Council can confirm that the buildings have been in
existence in excess of twenty years but would query the light
industrial use. These have historically been used for storage of
farm implements and the land is still being farmed.

11. Items of report and future Agenda items:

- a. **Application for car parking area on Box Hill:** The Planning Officer has
requested further information before the application is formally approved.

12. Date of next meeting: Full meeting – 30th January 2020
Pre Council meeting – 10th February 2020

Meeting closed at 7.05 pm

Chairman