



BOX PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 9TH SEPTEMBER 2019

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

2. Apologies: Cllrs R. Campbell; V. Hill;

3. Absent: Nil

4. Public Question Time: There was one member of the public present.

Mr Mullins raised concerns about the road safety relating to application 19/07824/FUL Land to the north of the Rudloe Water Treatment Works, A4 Rudloe Firs and felt that the lorries would be using Leafy Lane as a short cut to the B3109

5. Declarations of Interest: Nil

6. Minutes: The Minutes of the meeting held on 12th and 29th August 2019 were taken as read and signed as being a true record

7. Matters Arising:

- a. **Enforcement matters:** There were no updates on 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 Botterill reported that the public survey had gone live. A flyer was being printed and will be distributed to all parishioners. The survey will be put on the website.
A business forum will be held at Wadswick and there will be a school forum as well.
The next meeting will be held on 16th September
- g. **Late publication of Planning Notices:** The Clerk had asked Cllrs Mathew and Anderson to take this up with Wiltshire Council. Waiting for a reply.

8. Correspondence:

- a. **Local Plan Review:** Further invitations to consultation events. Clerk will book a place for Cllr Botterill at the Calne event on 1st October

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

19/05749/LBC	South Leigh, Ashley Replacement of seven sets of non-historic metal windows and two pairs of modern French doors
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19/06780/TCA	Ashley Cottage, Ashley 20% crown reduction to walnut tree
19/07265/TCA	The Shambles, The Ley Work to trees in a Conservation Area
19/07367/TCA	Rookery Nook, Hazelbury Hill Work to trees in a Conservation Area

10. Applications: The following applications were considered:

19/07448/FUL	Vernal Orchard, London Road, Box Conversion of double garage to residential use, with rear conservatory
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Letter received from the Planning Officer stating that the previous application 19/03532/106 is not a moral planning application in that it only deals with the variation to the legal agreement that was associated with the original permission to convert the building. On review of this application it appears that although lacking in justification, there is no planning reason to resist the creation of a new dwelling in this location. The supporting information with this application stated personal reasons being the driver for needing to see the dwelling at Vernal Orchard – this is not valid planning reason as was identified by the Parish Council and this alone would not be reason to allow the agreement to be modified. The proposal to remove the clause so the dwelling can be sold/disposed of separately must be tested against current local plan policies and national guidance in order to understand if it serves a planning purpose. When considering all of the above, it is considered that there is no planning reason to prevent the separate sale or disposal of the dwelling at Vernal Orchard.

In light of the above the Parish Council had no objections to this application

19/07557/FUL	Green lane Farm Cottage, Henley Lane, Box Change of use from domestic garage to holiday let
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No objections

19/07824/FUL	Land to the north of the Rudloe Water Treatment Works, A4 Rudloe Firs Construction of new inclined mine entrance from surface into existing permitted mine workings, construction of ancillary surface facilities including new cutting shed/workshop, block storage area, alterations to existing vehicular access and landscaping at rear of Rudloe Firs
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Objections. The proposed site is immediately adjacent to the Green Belt and AoNB and is close to the Grade II* Listed Building.

There is inconsistency in the application with regards to the times given for the activities to take place. There is also no Carbon Footprint or Environmental Impact Assessment provided and there appears to be a lot of mature trees that will be felled.

The Parish Council is concerned about the safety of vehicles exiting from this site and would ask whether there needs to be some changes to the alignment of the road or a possible speed reduction.

The Parish Council is also concerned about the close proximity of neighbouring properties which could be undermined by these activities.

19/07830/FUL Kingsdown Golf Club, Box
New buggy extension on existing green keepers building

No objections

19/07880/FUL Wildings, Hazelbury Hill, Box
Proposed children's tree forte (retrospective)

No objections

19/07992/TCA Spencers Farmhouse, Ashley
Works to trees in conservation area

No objections

11. Items of report and future Agenda items:

- a. A parishioner had commented on the lovely condition of the Recreation Ground and gave thanks to the members of staff.
- b. It was reported that the Quarrymans Arms wish to take out some of the Ash trees. They were asked to write in formally so that this can be taken back to the next Box Hill & Rudloe Open Spaces Committee meeting.

12. Date of next meeting: Full meeting – 14th October 2019
Urgent planning applications – Thursday 26th September 2019

Meeting closed at 7.00 pm

Chairman