



## BOX PARISH COUNCIL

### THE MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 12<sup>th</sup> AUGUST 2024

1. **Present:** Councillors: S. Roche (Chair); J. Clifford; R. Davies;  
D. Dorey  
Mrs Carey (Clerk)
2. **Apologies** Councillors: T. Walton; D. Wright  
The apologies were accepted
3. **Absent:** Cllr A. Barton
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 8<sup>th</sup> and 25<sup>th</sup> July 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 is being opened during the summer to ventilate it  
**Condition survey:** Survey received from Paul Emerson  
**War Memorial:** Proposed work be carried out before the winter at a cost of £700  
**Milestone by War Memorial:** Continue to monitor condition  
**The Fountain:** Repairs to the pointing to be carried out 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:** Mr Alan Payne had drawn up information re the history of the Blind House, The Fountain and the Pound to go on an Interpretation Board. This was discussed and it was agreed that there should be a separate Information Board at each site. Clerk to look at costings for these. **Action: MC**
  - c. **Enforcement matters:**  
**Quarry Woods:** Wiltshire Council's application to the High Court for committal for contempt of Court has been listed for Wednesday 23<sup>rd</sup> October  
**Condensing Units – Londis:** Deadline for submission of an application extended to 9<sup>th</sup> August to enable baseline noise data to be recorded over a 48 hour period

**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:** The sign had been accepted and the Enforcement Officer had concluded that this requires advertisement consent. None had been granted either by application for express consent or under deemed consent. Therefore the display of this sign constitutes a criminal offence. In the first instance this can either be removed within 28 days or a valid application for express consent for the unauthorised advertisement be submitted.

**Creation of access at 5 The Tynings:** The Enforcement Officer had investigated and found no evidence of a breach of planning control at this time and has closed the file on this matter.

**Wormwood Farm:** Enforcement Officer investigating the change of use to a carpentry workshop and gym

## **8. Correspondence:**

- a. **Lime Down Solar Park:** Information on the EIA scoping document for the Lime Down Solar Park received from the Planning Inspectorate was discussed. The proposed development near Sherston/Malmesbury is for 500MW and covers over 2000 acres of farmland and open countryside. The connection to the grid would be at Melksham over 16 miles from the development.

Wiltshire Council had passed a motion that whilst not opposed to the principle of the development of solar farms in line with the National Planning Policy Framework they are increasingly concerned at the concentration of solar farms, battery storage and associated infrastructure in Wiltshire. Some villages are now completely surrounded by solar farms and their continued concentration represents a significant cumulative impact and industrialisation of the countryside.

Wiltshire Council has asked the Secretary of State for the Department of Levelling Up, Housing and Communities to define more closely what is meant by "cumulative impact" regarding solar farms and to take clear steps to ensure that solar developments are more evenly spread across the UK and not concentrated in specific areas effectively industrialising the countryside. It is vital that this factor is taken into account when considering this application and to bear in mind the additional applications that have been put forward to Wiltshire Council ie Red Barn solar farm and the proposed solar farm at Great Chalfield.

It was agreed that a letter should be sent to the Planning Inspectorate supporting the views of Wiltshire Council.

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

PL/2024/02980	The Wilderness, Church Lane, Box Restoration of kitchen garden
PL/2024/03567	Rudloe Manor, Rudloe Variations of the approved design for a new build kitchen extension to the grade II listed Tithe Barn
PL/2024/04176	Rudloe Manor, Rudloe Construction of 6m x 12m swimming pool

PL/2024/05386 Hatt House, Box  
Proposals to replace irreparable timber sash windows to the front and side elevations.  
Replicating the existing mouldings and profiles using accoya timber

**10. Applications refused:** The following applications had been refused planning permission:

PL/2024/02925 Little Orchard, Lower Kingsdown Road  
Retrospective planning application for the retention of dwelling (built not in accordance with the approved plans on 18/10970/FUL)

PL/2024/04707 Land off Kingsdown Road (aka Spidersweb Corner)  
Certificate of lawfulness for conversion of stable block to dwelling including garden

Clerk to raise these with the Enforcement Officer

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

PL/2024/06842 South Leigh, Ashley  
Proposed works to trees in a Conservation Area  
T1 – Beech Tree - Crown thin by 20-25%

No objections

PL/2024/06976 Westdene, The Ley, Box  
Extension of existing external landing, erection of balustrade guarding and screening within proximity of the title boundary

No objections providing there is a condition attached to ensure that the screening is maintained and that the issue of overlooking is fully addressed.

PL/2024/03119 5 The Tynings, Box Hill  
Proposed rooflights to front and rear roof plans, single storey wraparound extension (side and rear) and construction of outbuilding

No objections with the extension but would query the proposed use of the out building

**12. Neighbourhood Plan** The proposed meeting scheduled for 3<sup>rd</sup> September has been postponed as the draft version 5 of the Neighbourhood Plan had been sent to Place Studio but had not come back in time to be ready for that date. A new date for the consultation meeting with the Parish Council will be arranged.

Information on brownfield sites had been received including the Rudloe Manor No 2 site at Westwells Road and the houses at the Wharf.

It was agreed that the Clerk would write to Wiltshire Council re the lapsed planning application for the Rudloe No 2 site and information on the current owners.

**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.

**Action: SR**

**14. Items of report and future agenda items:** Nil

**15. Date of next meeting:** Full meeting 9<sup>th</sup> September 2024 and prior to Full Council meeting on 29<sup>th</sup> August 2024

*Meeting closed at 19.40 pm*

**Chair**

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