



## BOX PARISH COUNCIL

### THE MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 10<sup>th</sup> MARCH 2025

- 1. Present:** Councillors: S. Roche (Chair); A. Barton; J. Clifford; R. Davies; R. Haslett; T. Walton; D. Wright  
Mrs Carey (Clerk)
- 2. Apologies** Nil
- 3. Absent:** Nil
- 4. Public Question Time:** There were three members of the public present  
  
Gilly Potts raised concerns about the proposed Licensing Application for 8 Market Place and she was advised to send her comments to the Public Protection Officer.
- 5. Declarations of Interest:** There were no declarations of interest
- 6. Minutes:** The Minutes of the meetings held on 10<sup>th</sup> and 27<sup>th</sup> February 2025 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:** Quotation for the repairs to the steps together with the addition work set out in the report from Paul Emerson was sent to Phoenixc4. They have confirmed that they are happy to pay for this work in the sum of £700 for the steps and £540 for the work to the wall. They have also stated that they are prepared to pay for the annual upkeep. The company has asked that a small plaque be attached at the bottom of the War Memorial to say that this was sponsored by them. It was agreed that as the War Memorial is Listed this would not be allowed on the actual monument but could be attached to the wall.  
  
It was **recommended** that the offer from PhoenixC4 be accepted.  
  
**Milestone by War Memorial:** Continue to monitor condition  
**The Fountain:** Monitor regularly  
**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. Money had been put in the budget for next year.  
  
**Information Board:** On-going. Money to be put in the budget for three boards at a cost of £100 each plus frames.
  - c. **Enforcement matters:**  
**Quarry Woods:** Notification from the Enforcement Officer that at a High Court hearing on 30<sup>th</sup> January the owner was found to have knowingly breached part of the High Court Injunction and a prison sentence of 21 days was awarded,

suspended until 30<sup>th</sup> April 2025 on the condition that the owner carries out the outstanding demolition works – which is the “jetty” structure. The failure to do so will mean that the Council is at liberty to enforce the warrant of committal. Wiltshire Council has secured full costs which will be secured through a charge on the land if not paid in full.

**Hatt Farm – creation of access onto the Kingsdown Road:** Clerk to report this formally to the Enforcement Team

- d. **Bus shelters – Wormwood Farm:** LP Property Developments to carry out the Repairs in the sum of £796

**8. Correspondence:**

- a. **Application for an alcohol licence at 8 Market Place, Box:** It was stated that any objections must be based on the four licensing objectives ie prevention of crime and disorder; public safety; prevention of public nuisance and protection of children from harm.

After discussion it was agreed by five votes in favour and two abstentions that no objections be lodged to the application

- b. **Letter of objection from parishioner to PL.2024.11063 conversion of garage/workshop at Manor Garage:** The letter had been circulated and the contents noted.
- c. **Bath Road, Middlehill – PL/2025/01014 – Fell Oak and Ash trees:** Letter from the Tree Officer stating that unfortunately the condition of the Oak, and its location in such proximity to the road, means that there is no justification for protecting it with a Tree Preservation Offer. Doing so would only enhance the liability of risk of damage or injury to both the owner and Wiltshire Council. No objections to the application will be issued.

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

PL/2025/01014      Fell Oak and Ash Trees  
Bath Road, Middlehill

**10. Applications withdrawn:** The following application had been withdrawn

PL/2024/11407      Russetts, 6 Middlehill, Box  
Proposed green oak open car port

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

PL/2025/01325      2 Townsend, The Ley, Box  
Proposed new timber garden office with small canopy to the front over entrance doors, with a mix of glazing under a flat roof

No objections

PL/2025/01360      22 Middlehill, Box  
Two storey side extension to dwelling and the demolition of a detached single garage, duplicate application to approval PL/2021/11667 expiring March 2025

No objections

PL/2025/01463	Heleigh Cottage, Bath Road, Middlehill, Box Replacement and alteration of existing extensions, internal renovations, addition of air source heat pump and photovoltaic panels plus driveway and landscape enhancement works
	No objections
PL/2025/01968	The Hermitage, Bath Road, Box Fell 2 Holly Trees
	No objections
PL/2025/01641	Wormwood Farm, Wormwood, Box Internal alterations to create additional bathroom facilities, new ensuite and small structural opening, reopen existing chimney breast and new fireplace surrounds
	No objections

**12. Planning Appeals:**

- a. Notification received that an Appeal has been lodged against the refusal of permission for PL/2024/03119 5 The Tynings, Box Hill for proposed rooflights to front and rear roof planes, single storey wraparound extension (side and rear) and construction of outbuilding.

**13. Neighbourhood Plan – to discuss the recommended revisions to the Pre-Application Protocol in the draft Neighbourhood Plan following the Planning and Conservation Committee meeting in November 2024:**

The revised Pre-Application Protocol had been circulated to all Committee members and was discussed.

Concerns remained on specific aspects of the document and suggested revisions were made to address these.

It was **recommended** that Full Council adopts the Pre-Application Protocol subject to the additional wording that pre-application engagement is not a burden on prospective developers and potentially deters investment that will benefit the Parish. The Parish Council does not envisage pre-application engagement being necessary or appropriate for most straightforward householder applications unless the prospective proposal would generate specific planning issues.

**14. Forward Plan/Risk Assessment/Asset Register On-going**

**15. Items of report and future agenda items:** It was stated that the Neighbourhood Plan Steering Group hope to send the draft Plan for consideration by Full Council on 27<sup>th</sup> March.

**16. Date of next meeting:** Full meeting 14<sup>th</sup> April 2025 and before Full Council meeting on 27<sup>th</sup> March