



BOX PARISH COUNCIL

THE MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 13th NOVEMBER 2023

- 1. Present:** Councillors: T. Walton (Chair); A. Barton; R. Davies; D. Dorey;
S. Parker; S. Roche
Mrs Carey (Clerk)
- 2. Apologies** Cllr J. Clifford;
The apologies were accepted
- 3. Absent:** Nil
- 4. Public Question Time:** There were eight members of the public present, six with concerns about the application on last east of Becketts, Ashley and two regarding the planning application for redevelopment at J. Price Ltd, Quarry Hill

PL/2023/08973 Land east of Becketts, Ashley
Four members of the public raised concerns about the application. One was concerned about the loss of light to their property because of the bank of the three terraced houses and also the increased traffic.

Two more residents stated that whilst the area of land was an eyesore and they may not object to a bungalow on the site they felt that this proposal was too much

It was stated that no notices had been erected on the site

PL/2023/09195 Redevelopment at J. Price Ltd, Quarry Hill
Richard Charles-Jones, the Agent, outlined the history of the site and the proposals for the redevelopment. Some of the structures will be demolished but the Candle Factory, Coach House and the main house will be retained. There will be the creation of two dwellings and the Candle Factory will be altered to 2 self-contained holiday units – one four bed and one two bed. He stated that there had been local consultation with the residents.
- 5. Declarations of Interest:** Nil
- 6. Minutes:** The Minutes of the meetings held on 9th and 26th October 2023 were taken as read and signed as being a true record
- 7. Matters Arising:**
 - a. **Enforcement matters:** An issue had been raised about the erection of electricity poles and a transformer at the development at Old Timber Yard, The Wharf. The Enforcement Officer has stated that this is permitted development and no action could be taken about any issues until the development is nearer conclusion.
 - b. **Notice Boards:** The Shed is dealing with this
 - c. **The Pound:** The Groundsmen will treat the gates.
Blind House: The work is due to start this week.
War Memorial: The War Memorial is in good condition. Money to be built up in the budget for the repainting of the chains.
Milestone by War Memorial: Continue to monitor condition

The Fountain: The Fountain is in good condition. Money to be built up in the budget for the repainting of the railings and to carry out some repointing.

Viewing Platform: Continue to monitor condition

8. Correspondence: Nil

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

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|---------------|---|
| PL/2023/01186 | 10 Bargates, Box Hard standing parking spaces in front of house |
| PL/2023/05090 | 2 The Ley, Box Proposed extension to rear of property |
| PL/2023/05092 | 1 The Ley, Box Proposed two storey extension to rear of property |
| PL/2023/05330 | Trematon, Ashley, Box Renovation and extension of the existing chalet bungalow. New timber framed outbuilding to provide artist studio space |
| PL/2023/06443 | Manor Farm, Wadswick Certificate of Lawfulness (existing use) for area of hardstanding (laid approximately 30 years ago) at the entrance of a field and has recently been relaid with new stone/hardstanding |
| PL/2023/06728 | Witchcroft, Henley Lane, Kingsdown Extension and alterations |

10. Applications considered: The following planning applications were considered:

| | |
|---------------|--|
| PL/2023/04289 | 3 The Parade, Market Place, Box Conversion of the garage into a play space. This will include a new door entrance, side window, internal mezzanine and two new roof lights No objections providing this remains ancillary to the existing property |
| PL/2023/08973 | Land east of Becketts, Ashley, Box Development of an under used piece of land to provide 1 private dwelling and 3 affordable dwellings Objections. The Parish Council does not feel that circumstances have changed from the reasons given for refusal on previous applications. The building of four properties on this site is overdevelopment and the materials and design are not in keeping with the surrounding properties. |
| PL/2023/09195 | J. Price Bath Ltd, Quarry Hill, Box Redevelopment of existing industrial site to facilitate restoration, renovation and creation of 2 dwellings and 2 self-contained holiday units, including airsource heat pumps and in-roof photovoltaic |

panels with external swimming pool, landscaping and associated works

No objections

PL/2023/09201

Westcross, Henley Lane, Box
Traditional pitched roof to the rear of the property
(variation to approval PL/2022/05782)

No objections

- 11. Neighbourhood Plan:** It was reported that an application for further funding had been submitted.
- 12. Forward Plan and Risk Assessment:** The Forward Plan and Risk Assessment will be updated. Items will be discussed at the budget setting meeting
- 13. Items of report and future agenda items:**
 - It was reported that there was further flooding on the B3109 at the bottom of White Ennox Lane. This will be raised at the Highways Committee meeting to be held on 20th November
- 14. Date of next meeting:** Full meeting – 11th December Pre-Council – 30th November 2023

Meeting closed at 19.25 pm

Chair