



BOX PARISH COUNCIL

THE MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 9th OCTOBER 2023

1. Present: Councillors: T. Walton (Chairman); 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 four members of the public present.

PL/2023/07741 – proposed development of solar PV array on land at Ashley Garage, Box
Mrs Tye spoke in objection to the application, particularly querying the description of
“urban fringe”

Mr Tye read out a statement objecting to the proposed development on several issues,
particularly the harm to the Cemetery and its Grade II listings; impact on the AoNB and
Green Belt and the unsuitability of the location

Mr Parkhouse objected to the development in relation to the sensitive site in the Green
Belt and AoNB and that it impinges on the Cemetery. He did not feel that the application
demonstrated any very special circumstances to outweigh the inappropriate development
in the Green Belt.

Both Mr Tye and Mr Parkhouse felt that solar panels on the roof of the garage would be
more acceptable.

5. Declarations of Interest: Nil

6. Minutes: The Minutes of the meetings held on 11th and 28th September 2023 were taken
as read and signed as being a true record

7. Matters Arising:

a. **Enforcement matters:** No updates

b. **Notice Boards:** The quotation from The Shed to replace the notice board at the
Post Office and repair the one at the Pound for the sum of £200-£220 was
accepted.

c. **The Pound:** The Groundsmen will treat the gates.

Blind House: Mr Emerson will be carrying out the work shortly

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:

- a. **Wiltshire Council – CIL money:** Notification from Wiltshire Council of a payment of £1571.09p CIL money for the application at Broadlands Barn, Ashley

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

PL/2023/06786	Ashley Farmhouse, Ashley
PL/2023/06797	Nw attic bathroom, associated side window and services
PL/2023/06630	Hatt House, Box Proposed replacement of selection of irreparable decayed softwood single glazed windows to front and side elevations
PL/2023/07259	Mead House, The Ley, Box Notification of proposed works to trees in a Conservation Area T1 Salix Caprea – Goat Willow – Remove
PL/2023/04940	Hornbeams, Lower Kingsdown Road, Box Single storey and two storey side extension and loft works

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

PL/2023/07741	Land at Ashley Garage, Bath Road, Box Proposed development of a solar PV array, battery energy storage system and EV charging station, alongside associated infrastructure
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Several letters of objection had been received and one letter in support.

Strong objections. The applicant's own Landscape and Visual Impact Assessment rates the operational phase as having a 'major adverse' effect on the AONB/Green Belt landscape, with its residual effect, after 15 years of 'mitigation' to only be reduced to 'moderate adverse'.

This is overdevelopment in the Green Belt and AoNB which impinges on the historic Grade II listed Cemetery buildings adjacent to the site and closes up the openness of the countryside. There are two buildings – one 2.4m and one 4m high which is contrary to Green Belt Policy.

There is perimeter lighting around the whole of the site which will cause light pollution across the valley. The proposed development is on a slope so it cannot easily be screened and will be seen as far away as Colerne.

It is stated in the application that this is located on an urban fringe but the only development is the garage and the adjoining Listed Buildings have been ignored. The Biodiversity net gain refers to grasscrete as 'developed land' but the Parish Council believes this 'development' to have been undertaken without planning permission, and strongly objects to it being designated as 'developed land'.

The Parish Council supports the need for renewable energy but feels that this proposal is in the wrong location.

No special circumstances have been demonstrated to allow this inappropriate development in the Green Belt.

PL/2023/07882	19 Fairmead View, Mill Lane, Box Demolition of existing conservatory and lean-to storage cupboard. Structural alterations to existing kitchen. New rear infill lean-to extension and new rear flat roof extension and internal alterations with associated alterations to the landscape and drainage	No objections
PL/2023/07905	Little Orchard, Lower Kingsdown Road Variation of condition 2 of 18/10970/FUL to allow for amendments to the approved floor plans and elevations	No objections
PL/2023/07913	Bourton House, High Street, Box Single storey rear extension together with internal alterations and dormer detailing	No objections
PL/2023/07918	Folly Farm, Rudloe Construction of a slurry lagoon for agricultural use on agricultural land and associated works	Objections. This is over development in the Green Belt and AoNB. No visual impact statement has been submitted.
PL/2023/08084 PL/2023/08194	Turnpike Cottage, Blue Vein, Box Extension and alteration to dwelling	No objections in principle but the Parish Council acknowledges and supports the comments made by the Conservation Officer
PLO/2023/08384	Northey Arms, Bath Road, Box Formation of an external Pergola over the existing rear beer garden/patio seating area	No objections in principle but the Parish Council supports the Arboricultural Officer's request for a revised block plan

11. Neighbourhood Plan: Further meetings to be held to draw up the grant application for the rest of this financial year. There may be a request for a small budgetary support from the Parish Council for this year and next year.

12. Forward Plan and Risk Assessment: The Forward Plan and Risk Assessment will be updated.

- Cllr Walton to carry out a risk assessment of all the bus shelters
- Notice boards – Clerk to ask Metrosigns if the locks can be replaced with butterfly clips on the notice board at Wadswick. Clerk to ask for replacement hinges for the notice board by Pine Close
- It was agreed to put money in the budget for the bus shelters
- Add the four “Welcome to Box” signs on the asset register and risk assessment

13. Items of report and future agenda items: Nil

14. Date of next meeting: Full meeting – 3th November Pre-Council – 26th October 2023

Meeting closed at 19.25 pm

Chairman