



BOX PARISH COUNCIL

MINUTES OF THE PLANNING AND CONSERVATION COMMITTEE HELD 8TH AUGUST 2022

1. Present: Councillors: R. Campbell (Chairman); R. Case; J. Clifford; R. Davies;
S. Parker; T. Walton; A. Woollard
Mrs Carey (Clerk)

2. Apologies: Councillor A. Barton
The apology was accepted

3. Absent: Nil

4. Public Question Time: There were three members of the public present.

Two local residents from Devizes Road spoke about their concerns re the Appeal against refusal for the erection of a single self-build dwelling at Pye Corner particularly with regards to the access.

The Clerk reminded all local residents to put their objections to the Appeal to the Planning Inspectorate by 18th August 2022.

5. Declarations of Interest/Chairman's announcements: Nil

6. Minutes: The Minutes of the meetings held on 11th and 28th July 2022 were taken as read and signed as being true records.

7. Matters Arising:

a. **Enforcement matters:** Update received re enforcement action for Quarry Woods stating that the prosecution file has been completed and the Court summons will be issued in due course.

b. **Notice Boards:** Report on the condition of the Notice Boards

- **Ditteridge:** This is difficult to open
- **Rudloe:** The boards are difficult to open
- **Chapel Plaister:** Inaccessible to the public and needs a key. There are also stinging nettles
- **Valens Terrace:** This has graffiti on and the Perspex has melted. It was agreed to purchase a replacement piece of Perspex in the sum of £90+ VAT
- **Dickens Gate:** Cllr Davies reported that he had been in touch with the Management Company responsible for Dickens Gate development and they have refused permission for the erection of a notice board on the managed land.

It was agreed to ask the Groundsman to look at these boards and see if any handles or similar could be fixed to allow opening.

c. **Blind House:** The work to the bedframe will be carried out shortly. The large sign had been re-erected on the wall had been reported to the Listed Buildings Officer who has raised this with the Enforcement Team.

The Clerk has asked the Grounds Staff to remove the Ash tree from the roof and to clear the vegetation from the back of the Blind House.

Viewing Platform: Quotations received from P. Emerson in the sum of £260 had been accepted and the work will be carried out shortly

The Fountain: Clerk has asked the Grounds staff to clear the vegetation

- d. **Risk Assessment:** Cllr Campbell had looked at the bus shelters and the risk assessment form will be updated. It was suggested that school children could be asked to paint over the graffiti on some of the shelters with murals. The lights are not working in the bus shelter on Leafy Lane. Clerk to ask the Groundsman to replace the bulbs
- e. **Maps for bus shelters, grit bins and notice boards;** Spreadsheet had been drawn up.

8. Notification of Appeal: PL/2021/06688 – Lane to the rear of Devizes Rd, Box. Appeal against the refusal for erection of single self-build dwelling, resurfacing of Pye Corner and associated works. It was agreed that the Parish Council would reiterate the objections to the Planning Inspectorate.

9. Correspondence: Letter receive from Cllr Walters re the removal or variation of condition PL/2022/02531 Corsham Science Park re the pedestrian access. After consideration and following discussions with the Science Park Manager he does not wish to object to the change of condition.

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

PL/2021/09913	Malt House, High Street, Box Proposed alterations including replacement of Crittall windows; replacement front door; replacement of roof finishes and new iron railings and new replacement front entrance gate
PL/2022/02531	Land south of Bradford Road, Rudloe (Science Park) Removal of condition 5 to allow development to continue with non-compliance of condition relating to the non-obstruction of footway link between buildings 2 and 4 for pedestrians and cyclists
PL/2022/03109	Mead Cottage, The Ley, Box Work to trees in a conservation area
PL/2022/03391	Saddlers House, Devizes Road, Box Extension to an existing stone outbuilding to create additional living accommodation and occasional holiday let
PL/2022/03962	Ivy Cottage, Lower Kingsdown Road Demolition of existing garage, construction of new garage with granny annex over; single storey extension to front of house
PL/2022/04421	Springfield, Church Lane, Box Work to trees in a Conservation Area
PL/2022/03409	North Leigh, Ashley Replacement side extension

11. Applications refused: The following applications had been refused:

PL/2021/08718	Cyfaleah, Ashley, Box
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Extension and alterations to existing bungalow, comprising the extension of the first floor storey, the erection of a rear extension (part retrospective and works to the front boundary

12. Planning Applications: The following application was considered:

PL/2022/05127	5 Hazelbury Hill, Box Variation of Condition 2 of PL/2022/03540 relating to approved plans No objections
PL/2022/05175	Dartmeet, Lower Kingsdown Road, Box Variation of condition 2 of 19/06628 – changes to fenestration, removal of solar shading/screening, amendment to external materials, minor resiting of dwelling footprint No objections
PL/2022/05489	Whittington, Lower Kingsdown Road, Box Demolish existing front porch, build new single storey extension on the front of the house, to house porch and dining room. Widen an existing vehicular access onto the site and close off a vehicular access onto the site. Remove some existing conifers from the front boundary of the site. No objections
PL/2022/05602	The Old Dairy, Market Place, Box T1 Sequoia Reduce to previous cuts approximately 20% to 30% T2 Poplar Reduce crown by 30% No objections
PL/2022/05636	25 Highlands Close, Rudloe First floor extension to rear of property No objections

13. Neighbourhood Plan: The grant application had been approved. The Steering Group had spoken to Place Studios regarding the proposed development at the Rudloe Manor No 1 site and they had advised that the Steering Group should not engage with them at this stage. The developers are arranging a site meeting and it had been advised that the Steering Group report that they are stepping back. Anyone can attend the site meeting as a Councillor

14. Climate Strategy Action Plan: A further meeting will be held shortly to review the Plan. A webinar on EV charging points to be held on 14th September

15. Forward Plan: The revised plan is being drawn up.

16. Items of report and future Agenda items: Nil

17. Date of next meeting: Pre Council meeting – 25th August 2022
Committee meeting – 12th September 2022

Meeting closed at 7.55 pm

Chairman

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