



BOX PARISH COUNCIL

THE MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE HELD ON 15th APRIL 2024

- 1. Present:** Councillors: T. Walton (Chair); A. Barton; J. Clifford; R. Davies;
D. Dorey; S. Roche
Mrs Carey (Clerk) Ms Barbrook (Assistant Clerk)
- 2. Apologies** Cllr R. Bolton; S.Parker
The apologies were accepted
- 3. Absent:** Nil
- 4. Public Question Time:** There was one member of the public present.
Ms Vanessa Talbot-Brown raised concerns about the application PL/2024/02617 A.H.
Dodd & Co. She felt that it needed an improved application with more detail provided
- 5. Declarations of Interest:** There were no declarations of interest
- 6. Minutes:** The Minutes of the meetings held on 12th and 28th March 2024 were taken as
read and signed as being a true record
- 7. Matters Arising:**
 - a. Enforcement matters:**
 - Quarry Woods:** Letter received from Wiltshire Council stating, following the hearing at the High Court on 5th April the Judge granted injunctive relief and full payment of the LPA's costs. The Order stated:
 1. Until 30th August 2028 the Defendant will not undertake any development on the site. He is forbidden from living at the site or undertaking residential use of it; laying down further hardstanding/hardcore; erecting any building/structure; siting any caravans/mobile homes for residential purposes
 2. By 4pm on 5th May 2024 the Defendant will permanently demolish and remove the green wooden toilet building, the wooden jetty playform structure and the wooden steps together with all the associated material
 3. The Defendant may not sell or lease the site until he has fully complied with paragraph 2 of the order.
 4. The Defendant will pay the Claimant's costs within 14 days
 - Condensing Units – Londis:** Letter received from the Enforcement Officer requesting the owner to submit a planning application for the refrigeration units
 - Erection of wooden structure at Leafy Lane Woodlands:** Letter received from the Enforcement Officer requesting the owner to submit a planning application for the container unit.
 - 2 Mead Villas:** Enforcement Officer to investigate the wooden structure
 - b. Notice Boards:** The notice boards are nearly complete
 - c.** Prior to the meeting the Committee looked at the following:
 - The Pound:** The notice board is complete and will be put up shortly. Groundsmen to tidy up the weeds. It was suggested that the Gardening Club could be approached re planting

Blind House: The work had been completed. It was agreed that the two metal posts in the wall should be removed. There was a query about the small wall adjoining the Blind House but this is not part of the Listed Building. Blind House to be opened during the summer to ventilate it.

War Memorial: The War Memorial is in good condition. Money to be built up in the budget for the repainting of the chains. It was agreed to ask Paul Emerson for a condition survey re the frost damage on the steps.

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. Clerk to ask Paul Emerson for a condition survey. Grit bin to be relocated between seat and planter.

Viewing Platform: There is some frost damage. Clerk to ask Paul Emerson for a condition survey. Lettering on fingerpost for Lacy Wood to be painted

It was agreed to ask Alan Payne if he could update the history of the Blind House and provide a history of the Pound and Fountain to be put on an interpretation board in the Pound.

8. Correspondence:

- a. **Heritage Open Days:** As part of the Corsham's Heritage Open Days the Pilgrims Chapel at Chapel Plaister had been included. It was agreed to suggest that the Blind House, Pounds, Fountain and War Memorial could also be included.

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

PL/2024/00747	The Flat, Roundwood, Bradford Road Lawful development certificate re operational development comprising of the installation of a flue
PL/2024/01052	Lower Leaze, Bath Road, Box Proposed works to trees in a Conservation Area
PL/2023/071913	Bourton House, High Street, Box Single storey rear extension together with internal alterations and dormer detailing
PL/2023/11105	Old Timber Yard, Box Erection of 2.5m high timber fence
PL/2023/11202	Rudloe Manor, Rudloe Alterations to metal casement windows
PL/2024/00231	Rudloe Manor Alterations to metal casement windows – Listed Building consent
PL/2023/08384	Northey Arms, Bath Road, Box Formation of an external pergola over the existing rear beer garden/patio seating area
PL/2023/11184	6 Valens Terrace, Box Proposed alterations to single storey rear extension to provide an insulated flat roof with a central glaze lantern and to amend the north facing side elevation to full height glazed doors and window panels. Glazed link with WC to connect with an upgraded workshop shed

PL/2024/01837 The White Cottage, Devizes Road, Box
Proposed alterations to the roof of the existing single storey rear extension and its windows and walls, infill one of the windows on the first floor rear elevation and add a set of bi-fold doors to the side elevation

10. Applications withdrawn: The following application has been withdrawn

PL/2024/01574 Arden Cottage, Washwells, Box
Two storey extension to existing cottage

PL/2024/00337 Manor Farm, Wadswick
Alterations and renovations to existing house and ground floor single storey extension

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

PL/2024/02617 A.H. Dodd & Co, Market Place, Box
Conversion of engineering factory to create two dwellings with an additional storey to No 2 The Lycetts

Objections as the application in its present form should be refused. There is little information as to materials to be used and a proper Design and Access Statement should be provided.

There are also concerns about the historic fabric of the building

PL/2024/02774 Henley Wood, Henley Lane, Box
Variation of condition 2 of PL/2022/07439 to lower the pitch of the "back" roof and reduce the height of the clear storey windows

No objections

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)

No objections

PL/2024/03119 5 The Tynings, Box Hill
Rear dormer extension and single storey wraparound extension (side and rear)

Objections. Whilst the Parish Council has no objections to the single storey wraparound extension it feels that the first floor proposals are very large and out of keeping with the traditional roofscape and scale of the rest of the terrace.

PL/2024/02975 26 Brunel Way, Box
Proposed 2 storey side extension, kitchen alteration and new parking area added.

No objections

12. Neighbourhood Plan: Information received from Place Studio. There will be a meeting with them on 25th April to go through this information and to raise any concerns

There will be a presentation at both the Annual Parish Meeting and the Revels.

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.

It was agreed to add the telephone boxes at Ashley and Henley to the Asset Register for the Planning Committee to monitor

14. Items of report and future agenda items: Nil

15. Date of next meeting: Full meeting 13th May and prior to Council on 25th April

Meeting closed at 19.25 pm

Chair