

PEWSEY PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD ON WEDNESDAY 22nd FEBRUARY 2023
IN THE PARISH OFFICE, BOUVERIE HALL, PEWSEY

PRESENT: Cllr Mrs Hunt (Chairman), Cllr Smithers, Cllrs Mrs Brindley, Ms Durnford, Mrs Humfress, Judy Kunkler, Mrs Stevens, Cllr Ford, Giles and McGarry.

IN ATTENDANCE: Alison Kent (Clerk).

1. APOLOGIES: Cllr Ellis, Suzanne McGarry, Mrs Mundy, Cllr Morris.

2. DECLARATION OF INTEREST: Cllr Ms Durnford on item 5 (1) and would leave the room.

3. MINUTES OF THE LAST MEETING: All being in agreement, the minutes of the meeting held on 25th January 2023 were signed as a true record by the Vice-Chairman.

4. PLANNING: Decisions from Wiltshire Council

1. PL/2023/00013 NOTIFICATION OF INTENTION TO CARRY OUT WORKS TO TREES IN A CONSERVATION AREA GRANTED Larch tree – fell at Down View, Southcott Road, Pewsey.

2. PL/2022/08447 HOUSEHOLDER PLANNING PERMISSION GRANTED for single storey side and rear extensions at 18 Swan Meadow, Pewsey.

3. PL/2022/08761 HOUSEHOLDER PLANNING PERMISSION GRANTED for single storey side extension. Engineering operations to remove the existing raised patio and retaining walls and construct single storey rear extensions. Re-roof garage with 1 no. roof lantern at 19 Astley Close, Pewsey.

4. PL/2022/09473 HOUSEHOLDER PLANNING PERMISSION GRANTED for ground floor porch extension north facing elevation at Nene Cottage, North Street, Pewsey.

5. PL/2023/00164 HOUSEHOLDER PLANNING PERMISSION GRANTED for proposed single storey rear extension and loft conversion, incorporating rear flat roof dormer at 10 Cossor Road, Pewsey.

6. PL/2023/00237 NOTIFICATION OF INTENTION TO CARRY OUT WORKS TO TREES IN A CONSERVATION AREA GRANTED for priority 2 works as per attached map and inspection report at the Recreation Ground and Rectory Grove, Pewsey.

7. PL/2023/00234 NOTIFICATION OF INTENTION TO CARRY OUT WORKS TO TREES IN A CONSERVATION AREA GRANTED T1 – group of yellow Conifer trees – reduce by 30%; T2 – group of Leylandii trees – reduce by 30%; T3 – Oak tree – reduce by 30% at Bridge Cottages, 2 High Street, Pewsey.

The following application had not been received or considered by Pewsey Parish Council.

PL/2022/05974 WILTSHIRE COUNCIL REGULATION 3 APPLICATION APPROVED for installation of two external ground mounted biomass silos at Community Campus, Wilcot Road, Pewsey.

5. PLANNING: Plans for Discussion

1. PL/2023/00278 LISTED BUILDING CONSENT to remove existing chimney breast in kitchen and support chimney above with steelwork at 12 Kings Corner, Pewsey.

No objection

Proposed Cllr Giles, seconded Cllr Mrs Humfress

All in favour

2. PL/2023/00454 NOTIFICATION OF PROPOSED WORKS TO TREES IN A CONSERVATION AREA T1 – Yew – prune back lower branches of Yew tree on south side growing over gardens of 4 and 5 Phoenix Square and prune back branches growing towards 3 London House gardens on north side of tree at 5 Phoenix House, Phoenix Square, Pewsey.

We support this application
Proposed Cllr Smithers, seconded Cllr Mrs Hunt
9 for, 1 abstention

Cllr Mrs Brindley briefly left the meeting.

3. PL/2023/00519 HOUSEHOLDER PLANNING PERMISSION for a single storey brick-built link extension to be added to side of house and change of roofing materials to main dwelling from thatch to slate or tile depending on cost. The proposed extension comprises of a lounge area, and small study and utility room at Waterloo Cottage, Swan Road, Pewsey.

Our comments on the previous application remain the same. Waterloo Cottage lies within the Pewsey Conservation area and holds a prominent position on entering Pewsey from the south. Whilst we have no objection to the proposed extension, we do object to the proposed removal of thatch and replacing it with, now, slate or tiles; this despite the proposed roof finish to the extension being slate.

We would also point out the implied precedent of change from thatch at Triton Cottage, 4-6 Ball Road, Pewsey is both inaccurate and misleading. The photograph of Triton Cottage used in the application shows the cottage during a recent, significant refurbishment. The applicant seems to be implying the relatively new slate roof replaced a thatched roof. The slate roof actually **replaced a tiled roof**. Whilst Triton Cottage was indeed thatched in the early 20th century, we can find no record of any previous application for change of material for a generation. Since long term residents approached cannot remember it ever being thatched, our best guess is that the change took place before 1985, when the Conservation Area was determined.

Proposed Cllr Ford, seconded Cllr McGarry
8 for, 1 against

4. PL/2023/00550 NOTIFICATION OF PROPOSED WORKS TO TREES IN A CONSERVATION AREA Leylandii tree - fell at 44 Ball Road, Pewsey.

We support this application
Proposed Cllr Ford, seconded Cllr Mrs Stevens
All in favour

Cllr Mrs Brindley returned to the meeting.

5. PL/2023/00737 HOUSEHOLDER PLANNING PERMISSION for internal alterations with new windows and doors, introduction of patio area at Eastfield House, Kepnal, Pewsey.

We support the application
Proposed Cllr Smithers, seconded Cllr McGarry
All in favour

6. PL/2023/00850 FULL PLANNING PERMISSION for erection of replacement dwelling and extensions and alterations to existing cottage building, following the demolition of the existing dwelling. Proposed new vehicular access at Land at Stonnington, Wilcot Road, Pewsey.

Object: At the time of visiting the area, we noted there was no green notice posted at the site. Whilst we have no objection to the existing buildings – both bungalow & ancillary “cottage” – being demolished and new buildings of the same footprints being erected **within the current Stonington plot**, we would respectfully suggest a more moderate design of a low energy/Eco construction would be better suited to the size of the existing site, adjacent properties and agricultural surroundings. The site would also benefit from some regular maintenance to the tall hedge facing onto Wilcot Road.

However, we **STRONGLY OBJECT** to the proposal to expand the site into the adjacent Grade 1 agricultural land and build a new access road across that land which is outside of the Pewsey settlement boundary and within the AONB. We note that the proposed entry into Wilcot Road is precisely the same point as previous applications, dating back to 2015; all of which have either been withdrawn or refused. The current access to Stonington has been in use for many years and is within the current 30mph limit. We note the applicant suggests the 30mph limit is extended to just beyond their proposed new access, presumably to include the necessary street lighting but we believe this remit is with Highways, not the applicant.

We have now been able to download the Technical Note and Arboricultural Impact Statement and have the following comments.

We object to the removal of a perfectly healthy, Cat A mature oak (T122) to facilitate the new access.

Technical Note

2.1 Personal Injury Accident plot – we note there have been 2 “slight” accidents recorded between 2017 & 2021; neither of which relate to the existing Stonington access so we understand this is not considered dangerous in any way.

Table 2.1 (page 6) – Clearly access to the village and its facilities is safer and shorter from the current access to Stonington.

Photograph 2.1 – shows clearly the danger of the proposed access location, being below the brow of a hill and a bend in the road.

3.0 Proposed Development

3.4 item v – The equestrian land has perfectly good access from Woodborough Road

3.5 Figure 3.2 – we cannot see the purpose of the proposed, short stretch of pavement from the proposed new access to Rugby & Junior Football Club grounds.

3.6 item iv – whilst Highways did not object to the 2015 proposal for a new access at the same point (15/11652/FUL), they did comment as follows: “.....it does appear to be over designed. For private access I would not expect anything more than a 3.7 to 4.1m access and a smaller 3.0m radii curve”. This application proposes a 5.5m access road and a 10m radii.

We share the concerns of others that, should this application be granted, it may be seen as a precedent to build new outside Pewsey settlement boundary and the applicant may well offer an alternative proposal for another, larger housing development at a later date.

Proposed Cllr Mrs Hunt, seconded Cllr Ford
All in favour

7. PL/2023/01011 HOUSEHOLDER PLANNING PERMISSION for single storey front and side extensions, conversion of roof space to include raising the roof and 4 no. pitch roof dormers a Silver Spring, Buckleaze Lane, Pewsey.

No objection
Proposed Cllr Giles, seconded Cllr Smithers
All in favour

6. NEIGHBOURHOOD DEVELOPMENT PLAN: Cllr Mrs Hunt advised that she and Mr Deck would be meeting again with Wiltshire Council officers.

7. CORRESPONDENCE: None.

8. FULL COUNCIL INFORMATION AND ACTION: Cllr McGarry had received a letter from Danny Kruger MP requesting a meeting to discuss the 5-year plan and would arrange a date in due course, and invited Cllr Mrs Hunt to attend.

9. ITEMS VIA THE CLERK: The Clerk advised that the Finance Committee meeting due to be held on 1st March would be cancelled due to lack of business. The next meeting would be Full Council on 14th March at which the Business Plan would be presented. All comments and suggestions welcome following circulation of the document from Cllr Mrs Stevens.

Cllr Mrs Hunt also reminded members of her intention to stand down as Chair of Planning at the AGM in May.

There being no further business the Chairman closed the meeting at 7.58pm.

Signed..... Date.....