

ALDBOURNE PARISH COUNCIL



**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON WEDNESDAY 6 JULY 2022
IN THE MEMORIAL HALL**

Present:

Cllr A Phizacklea (Chairman), Cllr S Muirhead, (Vice Chairman)
Cllr H Bland, Cllr W Brown, Cllr A Deuchar, Cllr A Edmonds, Cllr B Hill, Cllr N Josephy, Cllr J Rayner,
Cllr V Butler

Mrs K Clay – Parish Clerk/RFO

Members of the public: One

1. Apologies for absence

Apologies for absence were received from Cllr C Ainsworth, Cllr C Elms, Cllr P Lawler, Cllr L Smitten
Not in attendance: Cllr A Stibbard

2. Declarations of interests in respect of any item contained in this Agenda and granting of any dispensations required

Cllr Brown Item 4(d) – Non pecuniary interest, as own the land next to the site under consideration.
No dispensations required.

3. Consider the Minutes of the June 2022 Planning Committee meeting

It was **RESOLVED** unanimously that the Minutes from the Planning Committee meeting held on
Wednesday 1 June 2022 be approved and signed.

4. Consider a response to the following planning applications:

a) PL/2022/04345 15 The Garlings – Two storey front extension replacing roof terrace.

Replacement roof, raising ridge height and incorporating loft conversion.

It was **RESOLVED** unanimously, no comment, no objection.

b) PL/2022/04320 & PL/2022/04545 (LBC) Court House, Crooked Corner – Proposed outdoor
swimming pool and pool pavilion.

It was **RESOLVED** unanimously, no comment, no objection.

c) PL/2022/04101 18 Mount Pleasant, Oxford Street - Installation of ground mounted solar PV
array. The array will consist of 30 solar modules in 1 rows of 30 orientated in portrait format.
The modules will be affixed to a purpose build free standing solar mounting system.

It was **RESOLVED** unanimously, that based on the scale and location of these proposed solar
panels, there is no objection to this application.

d) PL/2022/04676 Bourne Farm, Preston, Ramsbury – Erection of 1 No new dwelling in lieu of
renewed temporary permission of use of mobile home as agricultural workers accommodation.
(21/07)

It was **RESOLVED** unanimously objection. The Council reiterates the objections made in 2017 &
2018, a summary of which are below.

- The whole site is close to an existing water course, and whilst the proposed property is
outside the identified flood risk area, a large part of the surrounding land does flood. This
will inevitably reduce the viability of that land for farm business.

- Under Core Policy 1 and 2 it states there is a presumption against new residential development outside of the defined Limits of Development of the settlements unless it meets one of the exception policies within the WCS. The applicant states that Core Policy 48 is the relevant policy that meets the exception. The Parish Council do not agree that this Core Policy 48 is relevant to this proposal and that it is hard to see that a permanent dwelling would be desirable at this site. We specifically refer to the following clause in CP48:
- 'Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence.'
- We therefore ask that the business plan be thoroughly reviewed by Wiltshire Council. This site, which has a significant area of it that can flood regularly, is unlikely to be viable as an agricultural unit in its own right.

It was further **RESOLVED** to ask Cllr Sheppard to call the application into the Wiltshire Council Planning Committee.

5. To note planning decisions received from Wiltshire Council since last meeting

- a) PL/2022/01532 Little Acre Farm, Stock Lane – Change of use of buildings to light industrial and/or storage and distribution use.

Planning permission GRANTED, subject standard building conditions as well as conditions on the Class of usage, scheme of provision, installation and future management and maintenance of Ultra Low Emissions Vehicle infrastructure, emission mitigation, hours of operation of plant machinery, unloading/loading hours of operation, external lighting and any contamination. To see the full details of the permission, please [click here](#) and select the document “Decision Notice”.

- b) PL/2022/03310 12a Neardown House, Oxford Street – Demolish existing store and replace with a timber stable/barn for storage of animal/poultry feed and equipment used to maintain the property.

Planning permission GRANTED, subject standard building conditions.

- e) PL/2022/03236 26 Oxford Street – Replacement of terraced beds with retaining wall to provide parking and charging point.

Planning permission GRANTED, subject standard building conditions.

- c) PL/2022/02860 5 Oxford Street –Demolish existing side extension; erection of 1.5 storey side extension with front dormer window; and install new rooflight.

Planning permission GRANTED, subject standard building conditions.

- d) PL/2021/10682 Laines Farm Buildings, Stock Lane – Proposed erection of an agricultural building to be utilised as a farm office.

Planning permission GRANTED, subject standard building conditions, and conditions on notification of timber finish, external lighting, planting of soft landscaping, and removal of buildings/structures if the use permanently ceases within a period of 10 years. To see the full details of the permission, please [click here](#) and select the document “Decision Notice”.

- f) PL/2022/04112 Court House, Crooked Corner - Sycamore x 5 - Fell Sycamore - Reduce by 25 - 30% Beech - Reduce by 20 - 25% Sycamores x 4 - Reduce overhanging limbs over the road
NO OBJECTION, subject to standard tree works conditions.

6. Any other planning business

Nothing further.

There being no other business the meeting closed at 7.20 pm

Signature of the Chairman: _____ Date: 7 September 2022