



DRAFT Minutes of the Urchfont Parish Council (UPC) Planning meeting held in Urchfont Village Hall on Wednesday 11th June 2025

Present: Councillor's: Moscrop (PM – Chair), Waddell (JW), Harding (RH), Rotherford (JR) and Stephens (AS)

Councillor for Urchfont & Bishops Cannings: Philip Whitehead (PW)

Clerk to the Council: Lunn (BL)

Members of the Public (for all or part of the meeting): Richard Hawkins, Tracey Lloyd, Jason Wildman

1. Apologies: Cllrs Bamber (SB), Hill (TH) and Chadwick (RC).

2. Declarations of Interest- None declared at the meeting

3. Minutes of a meeting held on 14th May 2025

Proposal	Proposer	Seconder	Resolution
To approve and sign the minutes unchanged as a true and accurate record of the meeting.	JW	RH	AGREED unanimously

4. Matters arising from Minutes of 14th May 2025

Town and Country Planning Act 1990 - PL/2024/07035 Appeal by Gaiger Brothers Site Address: Urchfont Garage, High Street, Urchfont , Devizes, Wiltshire, SN104QH - DECISION: The appeal is allowed and planning permission is granted for the demolition of existing buildings and construction of five dwellings and associated works at Urchfont Garage, Devizes, SN10 4QH in accordance with the terms of the application, subject to the conditions in the attached schedule.

Richard Hawkins was invited to speak – he expressed concern that the appeal findings appear not to take account of all the relevant facts, made no reference to the fact the current neighbourhood plan (NP) contained errors over the classification of this garage site or that significant community opposition had been raised about the loss of this business. He questioned the wisdom and effort required to prepare a new NP when nobody appears take any note of it or take it seriously, where do we go from here?

Recognising the apparent shortcomings of previous Council members and actions over the current NP, PM pointed out that the current UPC has been very clear in setting out the need for transparency and consultation over the new NP preparation. PW commented that he and Bill Donald had met with Brian Matthews, the local MP, who has agreed to attempt to have the appeal called in by Secretary of State. This on the basis that an appeal decision should strike a balanced assessment of the case, the appeal findings appear so dismissive and clearly not balanced in that it has made no attempt to establish or take account of the value of the garage business to the Village and also contains factual inaccuracies. Brian has drafted his letter to the SofS, PW will share this with UPC when finalised. Having said all the above, PW expressed the view that chances of achieving a call in is very low based on past experience.

PM commented on the fact that Gaiger's are now saying that they only went ahead with the application because they were not aware of the Council and wider community concerns. This is very surprising because Nick Church (Gaiger's) was invited to and did present to the Council at a planning meeting, he should have recognised that concerns existed. RH commented that UPC should be considering how to support the garage going forward, PW stated that he is already suggesting options. PM confirmed that UPC will support where it can, especially when we know what plans are being considered.

Town and Country Planning Act 1990 - PL/2024/02062 Appeal by The Estate of Mrs P Cridland Site Address: 8 The Orchard, Urchfont, Urchfont, Wiltshire, SN10 4QX - DECISION: The appeal is dismissed.

5. Plans for discussion

PL/2023/05904 - Full planning permission - Retention of single storey extension and removal of unauthorised ventilation system and proposed new ventilation system to Commercial Kitchen at The Lamb Inn, The Green, Urchfont, Devizes, SN10 4QU

PL/2023/06036 - Listed building consent (Alt/Ext) - Retention of single storey extension and removal of unauthorised ventilation system and proposed new ventilation system to Commercial Kitchen at The Lamb Inn, The Green, Urchfont, Devizes, SN10 4QU

JW commented that this is the 5th time that UPC has considered this application in its various forms, on each occasion the Council has declared SUPPORT, but building works have not satisfied or complied with WC conditions. RH and JW visited the site and confirmed works appear pretty poor, but that the latest proposals appear to be appropriate if undertaken properly.

Proposal	Proposer	Seconded	Resolution
To SUPPORT the full planning and listed building applications	JW	RH	AGREED unanimously

PL/2023/10332 - Full planning permission - Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 49.9 MW, including mounting system, permanent on site grid connection hub, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 50 years - Land South of Potterne Park Farm, nr Potterne, Devizes, Wilts, SN10 5QT

JW reported that the WC website records 76 separate documents, as a result of so many alterations and resubmissions have been made. Currently this application has 46 pages full of comments, the majority of which are strongly in opposition to this Solar Farm. This is the fifth time that the application has been considered by UPC without the proposals being materially changed on each occasion. This is outside of our Parish boundary but will obviously have implications if approved.

Proposal	Proposer	Seconded	Resolution
TO again OBJECT to this application for the same reasons stated in comments made at meetings on 14th February and 10th July 2024 - due mainly to significant electorate objections voiced at a Parish Council meeting in February 2024 and subsequently, the size of the proposed solar farm, wrong location for a variety of environmental / ANOB / practical reasons including the perceived increased volume of HGV traffic that would pass through the Parish during construction and maintenance. Concerns were also expressed about the potential proliferation of solar farms in the area if this application is approved.	JW	PM	AGREED unanimously

6. Received from Wiltshire Council up until 1st June 2025

PL/2025/03173 - Householder Application - Proposal: Side Extension to replace attached garage and installation of PV solar panels at 7 THE ORCHARD, URCHFONT, DEVIZES, SN10 4QX - Approve with Conditions

PL/2025/00394 - Full Planning Permission - Proposal: Office to support farming activities at Marsh Barns, Lydeaway, Wiltshire, SN10 3SX - Approve with Conditions

PL/2025/03393 - Proposed Works to Trees in a Conservation Area - Proposal: 1-4 Group of 4 silver birch trees - reduce by 6 metres to just below the previous cuts and shape crowns accordingly 5 silver birch - reduce by 2.5-3 metres and shape crown accordingly 6 ornamental conifer - reduce by 2 metres at CUCKOOS CORNER, CUCKOO CORNER, URCHFONT, DEVIZES, SN10 4RA - No Objection

7. Matters for Report – None raised at the meeting

Date of Next Scheduled Meeting: 9th July 2025 as part of the Full Council meeting.