



DRAFT Minutes of the Urchfont Parish Council (UPC) Planning meeting held in Urchfont Village Hall on Wednesday 14th May 2025

Present: Councillor's: Moscrop (PM – Chair), Bamber (SB – Vice Chair), Waddell (JW), Harding (RH), Chadwick (RC), 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): Nicola & Richard West, Joe McDermot, Rob Snook, Alison Snook

- 1. Apologies:** Councillor Hill (TH)
- 2. Declarations of Interest** - None
- 3. Minutes of a meeting held on 9th April 2025**

Proposal	Proposer	Seconder	Resolution
To approve and sign the minutes unchanged as a true and accurate record of the meeting	JW	PM	AGREED, with one abstention due to absence

- 4. Matters arising from Minutes of 9th April 2025 – None raised**
- 5. Plans for discussion**

PL/2025/04201 Notification of proposed works to trees in a conservation area - Willow tree - Pollard to 4-5m Four Lawson Cypress trees – Fell at ROSE COTTAGE, GREENGATE ROAD, WEDHAMPTON, DEVIZES, SN10 3QB - PM had photographed the trees for the benefit of all councillors, PM stated that they are not overlooked and had no impact on neighbouring properties. The trees brought no benefit to the community.

Proposal	Proposer	Seconder	Resolution
NO OBJECTION	JW	PM	AGREED unanimously

PL/2025/03531 Full planning permission - Full Planning Application for the Erection of a Self-build Rural worker's dwelling and associated infrastructure at GOOSEHOLE FARM, URCHFONT, DEVIZES, SN10 4RJ
Goosehole Farm, Urchfont, Devizes, SN10 4RJ - A few councillors visited the site. Very comprehensive plans produced along with business plan indicating the intention of building a calf rearing facility with an essential resident farm worker. A long-term tenant is currently in the current farmhouse, hence the need to build the additional accommodation and infrastructure. JW had established that there would be no objections from statutory officers. AS reiterated the very comprehensive nature of the business plan and was of the opinion that such a farm worked would not be able to afford accommodation in Urchfont. AS commented that the case had been put together very well.

Proposal	Proposer	Seconder	Resolution
To SUPPORT application	JW	AS	AGREED unanimously

PL/2025/03334 - Full planning permission - Proposed replacement house (Self Build / Custom Build) and associated parking and landscaping at Wayside Cottage, Cuckoo Corner, Urchfont, Devizes, SN10 4RA – several councillors visited the site earlier in the week. JW noted that there had only been one house previously, the suggestion that more properties should be built on this site is not the subject of this application. JW expressed concerns about the height of the three storey proposal, she is not in favour. AS did not agree, the site is lower than the next

property and the property will be 24 metres from that next property. If this application is not approved, then we are likely have the current derelict property for the future. PM said that she agreed and supports the application because the current property is an eyesore, surrounding trees are on adjacent properties. JR stated that 3 storey' s is not the issue, the overall height of the house could be. The applicant was asked to comment, he stated that the building is likely to be lower than the adjacent Somerton House.

Proposal	Proposer	Second	Resolution
To SUPPORT application	JW	PM	AGREED unanimously

PL/2025/03881 - Notification of proposed works to trees in a conservation area - Sycamore (T1) - fell to 2/3m in height to leave habitat stem. Low fork in tree and it's growing into adjacent pine trees. Beech (T2) - reduce crown by 2m and shape. To be retained as a hedge trimmed tree at SOMERTON HOUSE, CUCKOO CORNER, URCHFONT, DEVIZES, SN10 4RA – TH and JW visited the site. A couple of the trees are very large; the sycamore has split and will be taken down to a level to form a wildlife station.

Proposal	Proposer	Second	Resolution
NO OBJECTION	JW	AS	AGREED unanimously

PL/2025/04159 - Consent under Tree Preservation Orders - T1 Multiple Leyland trees within conifer hedge along boundary. Patches of dead appearing where contractors have cut back too hard in the past. the hedge has outgrown the site and can't be reduced back any more without risk of dieback. Remove to ground level in Autumn when all nesting has finished and replace with native Beech or Hornbeam hedge this coming winter at LITTLE OAKFRITH, 6 PEPPERCOMBE CLOSE, URCHFONT, DEVIZES, SN10 4QS

Proposal	Proposer	Second	Resolution
NO OBJECTION	JW	PM	AGREED unanimously

6. Received from Wiltshire Council up until 4th May 2025

PL/2025/02660 - Proposed Works to Trees in a Conservation Area at THE OLD BAKEHOUSE, HIGH STREET, URCHFONT, DEVIZES, SN10 4QL - Cherry (T1) - reduce in height 4/5m to upright stem Decision: NO OBJECTION

PL/2025/03686 - Prior Notification - Land at Old Manor Farm Adjacent to Existing Barn, Wedhampton, Devizes, Wilts, SN10 3QE - Erection of an agricultural barn for storage - Decision: Prior Approval Not Required

PL/2025/02474 - Householder Application - Barton House, The Paddock, Urchfont, Devizes, SN10 4SH - Proposed single storey side extension - Decision: APPROVE WITH CONDITIONS

PL/2024/09731 - Householder Application - Oakfrith House, The Green, Urchfont, Devizes, Wilts, SN10 4RB - Installation of roof mounted solar panels to 2 single storey sloping roofs - Decision: APPROVE WITH CONDITIONS

PL/2025/03121 - Proposed Works to Trees in a Conservation Area - NEWBURY HOUSE, HIGH STREET, URCHFONT, DEVIZES, SN10 4QN - Beech reduce by 2m, Birch reduce in height by 3m and reshape Decision: NO OBJECTION

PL/2025/02661 - Proposed Works to Trees in a Conservation Area - THE WELLHOUSE, HIGH STREET, URCHFONT, DEVIZES, SN10 4QL - Purple leaf plum (T1) - reduce crown by 2 - 2.5m - Decision: NO OBJECTION

7. Matters for Report – None Raised

Date of Next Scheduled Meeting: 11th June 2025 as part of the Full Council meeting.