

WILCOT, HUISH and OARE PARISH COUNCIL

Local Government Act 1972

Minutes of the Meeting (Planning) of the Parish Council held in the Wilcot Village Hall
on Thursday 13th July 2023 at 7.00 pm

Present: Councillors Dee Nix, Dawn Wilson, Richard Fleet, Nicky Fleet, Prue Smith, Richard Lewis, and Neil Ridgway

Clerk Ruth Kinderman

Residents Tom Maidment and Charlie Maidment.

23/45	<p>To receive apologies for absence Cllrs JE and KR. Unitary Cllr Paul Oatway.</p>	
23/46	<p>To receive declarations of interest Cllr NR – item 49.12</p>	
23/47	<p>To agree the minutes of the meeting of the parish council held on 20th June. Cllr RF proposed these be accepted as an accurate record. Seconded by Cllr NF with all in favour; signed accordingly by Cllr DW, who chaired that meeting.</p>	
23/48	<p>Public question time It was agreed to take questions under the relevant agenda items.</p>	
23/49	<p>Planning Applications and Enforcement</p> <p>To note progress of planning applications previously considered:</p> <p>49.1 Application PL/2021/04772 (Listed Building) Ladies Bridge, Kennet & Avon Canal, Wilcot, Wiltshire, SN9 5PD Clerk reported no further updates to this application on the planning portal. It was noted that any outcome to this application is likely to be delayed until the ongoing legal proceedings relating to Cocklebury Lane have reached a conclusion, potentially within the next month.</p> <p>49.2 Application PL/2022/08562 and PL/2022/08887 (Listed Building Consent) 11 Wilcot Green, SN9 5NN – replacement conservatory and garage Wiltshire Council is due to publish a decision on 25th August.</p> <p>49.3 Application PL/2022/09122 (Listed Building Consent) 16 & 17 Wilcot Green, SN9 5NN – replacement windows The Conservation Officer is in ongoing discussions with the agent as to how to proceed regarding various alternative proposals.</p> <p>49.4 Application PL/2023/02964 - Hatfield Farm – change of external paint colour Approved by Wiltshire Council.</p> <p>49.5 Application PL/2023/04214 & PL/2023/04706 (Listed Building) - Oare House – demolition of wall, new foundation, rebuild with reclaimed bricks. Approved by Wiltshire Council.</p> <p>To review and provide feedback on new planning applications from Wiltshire Council (Town and Country Planning Act 1980, schedule 1, para 8)</p>	

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	<p>49.6 Application PL/2023/04308 – Cocklebury Farm, Wilcot, SN9 5PD Proposal: Retrospective planning application for a total of four new farm tracks and the resurfacing of two gateways to mitigate surface water runoff and livestock damage to the farmland. It was agreed to submit no objection and to comment that the submitted location plans should have clearly shown the public rights of way.</p> <p>49.7 Application PL/2023/04350 - Home Farm Cottage, Oare, Marlborough, SN8 4JA Proposal: Demolition of existing house and construction of a replacement dwelling on the site. It was agreed to support the Conservation Officer’s comments regarding this application and to object to the proposed dwelling as not in keeping with the Conservation Area or the Area of Outstanding Natural Beauty (AONB). It was noted that the North Wessex AONB was not listed as a consultee; Clerk to notify NWAONB of the application. It was agreed that as a relatively new building, the existing dwelling need not pose too great a challenge when improving insulation and making other energy efficiencies. It was noted that the proposals include a considerable increase in hard standing. It was agreed to reflect CPRE’s policy of gauging ‘need’ rather than ‘want’ when submitting a response. Clerk to circulate a draft response to all councillors tomorrow.</p> <p>49.8 Application PL/2023/04879 & PL/2023/05177 (Listed Building) - Manor Farm, Yard Cottage, Wilcot, Pewsey, SN9 5NS Proposal: Proposed single storey extension to replace rear conservatory It was agreed to submit no objection.</p> <p>49.9 Application PL/2023/04891 - Pound House, Pound Lane, Oare, Marlborough, SN8 4J Proposal: Alterations to design of front porch as approved by application 13/07008/FUL It was agreed to submit no objection.</p> <p>49.10 Application PL/2023/04911 (Listed building consent) - 18, Wilcot, SN9 5NN Proposal: Replacement and repair of windows and doors It was agreed to submit no objection and to comment that the parish council supports attempt to effect necessary repairs in order to aid the long-term conservation of this listed building.</p> <p>49.11 Application PL/2023/05211(Treeworks) - 2 The Old Dairy, Wilcot, SN9 5PJ Proposal: T1 Birch - Crown reduction of 50% T2 - Copper Birch - Crown reduction of 30% T3 - Cherry - Crown reduction of 30% It was agreed to submit no objection; it was noted that application documents had not been uploaded to the planning portal and to comment accordingly.</p> <p>49.12 Application PL/2023/04950 - Straw Barn, Draycot North to Huish, SN8 4JP Proposal: Demolition of existing straw barn and erection of replacement straw barn. It was agreed to submit no objection. It was noted that the owl boxes will be retained.</p>	<p>RK</p> <p>RK</p> <p>RK</p> <p>RK</p> <p>RK</p> <p>RK</p> <p>RK</p>
23/50	<p>Exchange of information Cllr NR reported that canal-side road verge building project is in progress; all verge markers to be installed once complete. The parish steward’s schedule had been changed again, and he will now visit on 26th July; additional tasks to be requested include cutting back the overgrowth around the speed limit signs on both A345 entries to Oare.</p>	<p>RK</p>

