**FYFIELD AND WEST OVERTON PARISH COUNCIL**

**PLANNING MEETING: 3 - 2019/20**

Minutes of the Planning Meeting held on Monday 26th August 2019 in the Kennet Valley Hall at 7pm.

**Present**: Cllr D Woolley (Planning Chairman), Cllr G Emberlin, Cllr A Miller, Cllr J Turner, Cllr J Drew, Cll R Green, Cllr L Staddon & Cllr M Dissanyake.

**Apologies**: Cllr S Nichols, Cllr N Fisk, Cllr L Davies & Cllr A Baring.

**In attendance**: Sophie Roberts (Clerk), Unitary Cllr Jane Davies, and 7 parishioners.

The Planning Chairman Cllr David Woolley welcomed everyone to the meeting and explained the format and the planning procedure.

1. **MINUTES OF THE PREVIOUS MEETINGS**: The minutes of the June meeting were approved and signed as a true record.
2. **DECLARATIONS OF INTEREST**: None.
3. **MATTERS ARISING**:

The Dene – the Land Registration is now close to completion.

1. **CORRESPONDENCE:**

 Emails regarding the River Mead House barn.

1. **APPLICATIONS**:

 **19/06982/VAR** – Removal of conditions 3,7 and 8 of 19/02445/FUL (Proposed erection of a building for the storage of agricultural machinery in connection with a farm contracting business (B8 use)). River Mead House, Lockeridge SN8 4EL.

 Cllr J Drew presented the proposals. It was noted that in order to obtain the full 43 metre visibilty splay in accordance with the Wiltshire Council approval a Lime tree bearing a TPO on would need to be felled. The applicant is proposing a 33 metre splay instead, which the PC understood that the senior Highway Officer apparently supports.

 Questions & comments from the Parishioners:

 Q. Does the PC have an opinion on the applicant ignoring the pre-commencement condition no 3?

 R. *The PC strongly dissapprove.*

 Q. Given that in order to achieve a full 43 metre splay the applicant would need to incorporate some of the land belonging to the Kennet Valley Hall, could the applicant not consider moving the entrance to a more central point of his land?

 The barn would benefit from better screening and more trees planting.

 The parishioner opposed any reduction in the size of the splay.

 *R. The excess soil from the site is being banked at the side facing the road in order to screen some of the concrete bas of the barn. We are able to suggest the applicant considers relocating the access.*

Has the applicant confirmed he will only be travelling through Lockeridge with his tractor?

 *R. Yes he has verbally.*

Some discussions took place regarding an application from 2017 for a field gate and entrance at the same location.

 The Council considered the application.

 The possibility of trimming back or crown raising some of the trees to allow for better visibility was discussed.

 Three Councillors were against the proposal.

 A suggestion was made that warning signage be requested along the road.

 No Councillors were in support of removing a tree bearing a TPO.

 ***The Council has no objection to the proposal to the variation of condition 3. This would secure the future of a valuable tree, and the Council notes that the advice of the Highways Authority is that there would be no unacceptable effect on traffic.  Additionally the Council suggests that Wiltshire Council considers requiring the lopping of branches of trees on the application site to a height, which will improve visibility; and possible relocation of the access.***

 **19/07772/FUL** – Retrospective permission for change of use from agricultural to allow for the placement of storage containers for self-storage (resubmission of 19/04352/FUL) Former Chicken Sheds, West Overton SN8 4ER.

 This application had been resubmitted following its withdrawal on the advice of Wiltshire Council due to lack of information regarding usage and traffic implications.

 The resubmission provides further information and also a study based on a similar sized storage facility in another area of Wiltshire.

 Although the Parish Council had expressed and commented on traffic concerns on the previous application it did not object.

 Although the study carried out does not seem to indicate a high volume of traffic concerns were raised should the applicant choose in the future to apply to expand the business.

 The Councillors considered the proposal.

 ***The Council has no objection to the application provided the total number of units including containers is restricted to its present level of 39.***

The meeting closed at 8 pm.

 This is the last page of the minutes.