

# *Ashton Keynes Parish Council*

## *Planning Committee*

### **Minutes for Meeting Held at The White Hart Inn, Annexe on 13<sup>th</sup> May 2024 at 7.30pm.**

Invited attendees: Cllrs. S Crawford, D Wingrove, M Carter.

Present: One member of public.

In the absence of Cllr Hill, Cllr Crawford was elected as Chair for this meeting.

Prior to the start of the meeting, a member of public addressed the committee, outlining application PL/2024/03272, giving reasoning for the application and potential benefits.

- **Apologies for absence**

Apologies for absence were received from Cllr S Hill and Cllr M Low.

Absent: Cllr N Inzani.

- **Declarations of Interest in items on the Agenda**

Cllr Wingrove declared an interest in application PL/2024/03736 as the applicant is a neighbouring property. It was clarified that this was not a pecuniary interest.

- **Approve Minutes from 11<sup>th</sup> March 2024**

The minutes of the meeting dated 11<sup>th</sup> March 2024 were approved.

- **Applications sent by Wiltshire Council for Observations:**

- Application: PL/2024/03272

Proposal: Conversion and change of use of existing barn to create x3 holiday lets and associated works.

Address: Three Bridges

Comments: Objection.

Application site is significantly outside of Ashton Keynes Settlement boundary.

Application site sits within Flood Zone risk 3.

There is no viable footpath / walking route option to access village facilities.

Previous application 14/05054/PNCOU – REFUSED. The Case Officer raised issues about the applicant claims that the site has been in agricultural use. It was concluded that the applicant had failed to provide adequate evidence that demonstrated that the building has been or is in a commercial agricultural use. Are Wiltshire Council satisfied that sufficient new evidence has been provided to support the latest application. The Parish council are not aware of any additional agricultural usage since the last application.

- Application: PL/2024/03760

Proposal: Demolition of single storey part of private dwelling and erection of single storey rear extension.

Address: 1 Birch Glade, Park Place

Comments: No Objection.

- Application: PL/2024/03736

Proposal: Demolition of existing conservatory and erection of single storey rear extension.

Address: 4 Four Acre Close

Comments: No objection.

- Garden Shed at 33 Harris Road.

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It was clarified that the address in question is 35 Harris Road. The parish council had been approached by two different parishioners who had raised a concern regarding the location of a new shed/outbuilding at 35 Harris Road. Photos reviewed showed a new building and access ramp that visually were at variation to neighbouring property fence lines. A map from the Wiltshire Strategic Property Register was shown, this map does not have ownership of the area that has been built on and so doesn't provide the parish council with sufficient additional evidence to determine if any rules have been broken.

### **Actions:**

**Cllr Carter** - to forward Wiltshire Strategic Property Map to Cllr Crawford to allow it to be kept on file.

**Clerk** - to write a letter to the occupier of 35 Harris Road, highlighting the issue that has been raised and reminding them that they require landowners' permission to build on areas outside of the property title boundary. Reasoning is to make the occupant aware of the potential issue, there may be information available that explains the reason for the development. It should be noted that the Parish Council are unaware who owns the land that has been built on.

**Clerk** - to inform Wiltshire Council that some building work has been undertaken on land of unknown ownership but is close to an area of land which is known to be Wiltshire Council owned. It was agreed that nothing more than an email to them without prejudice would be sent but no specific follow up action would be required.

The committee are aware of the perceived "Land Grab" that may have taken place and are keen to record the potential issue so as it can be referred to in future if required. It is acknowledged that in areas of unknown ownership it is extremely difficult and time consuming for the Parish Council to act on situations like the above, and as such an appropriate amount of time should be spent on the administration.

Any outcome from the letter to the occupier of 35 Harris Road and or Wiltshire council will determine if any further action is required.

- **Applications determined, approved with conditions.**
  - Application: PL/2023/05112  
Proposal: Variation of condition 4 of N/97/02518/S73 for a proposed change in the period of use of caravans for overnight accommodation, relaxing the usage limitation from April-September to February-December.  
Address: Cirencester Waterski Club. Manor Farm Lake 37, Spine Road West
  - Application: PL/2024/01504  
Proposal: Variation of condition 2 (approved plans) on 20/06203/FUL to allow for change in size of kitchen extension.  
Address: 4 Dairy Farm, Gosditch
  - Application: PL/2024/01125  
Proposal: Variation of condition 3 of PL/2023/02347 to allow for the use of natural slate tile roofing on the new dwelling.  
Address: Land at Fox Cottage, 6 Kent End
- **Applications determined, approved.**
  - None received.
- **Applications determined, no objections.**
  - Application: PL/2024/02718  
Proposal: Prune overhanging branches of Western Red Cedar.

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Address: 4 Rixon Gate

- Application: PL/2024/02378  
Proposal: T1 Hawthorn tree – fell. T2 & T3 Ash trees – fell. T4 Hazel tree reduce to hedge height.  
Address: Inanda, Happy Land
- Application: PL/2024/01813  
Proposal: Conifer tree – fell.  
Address: 30 Kent End
- **Applications determined, refused.**
  - Application: PL/2024/01844  
Proposal: Demolition of single storey part of private dwelling and erection of single storey rear extension.  
Address: 1 Birch Glade, Park Place
- **Date of next meeting – TBA**

Meeting closed at 8.25pm

**Signed:** .....

**Date:** .....