

Minutes of the Meeting of Uffington Parish Council Planning Committee

Monday 22nd March 2021 at 6 pm

By Zoom conference

Present: Cllr Mike Oldnall (Chair), Cllr Simon Jenkins, Cllr Graham Banks, Cllr Fenella Oberman
 Clerk/Finance Officer: Julia Evans
 County Councillor:
 District Councillor:
 Members of the Public: Three members of the public

Minute	ITEM 1 – APOLOGIES FOR ABSENCE	Action
90/21	Cllrs Pilchowski and Puddicombe	
ITEM 2 – DECLARATIONS OF INTEREST		
91/21	None	
ITEM 3 – OPEN FORUM		
92/21	Members of the public discussed their concerns regarding the planning application for Dragon Hill. The meaning of 'Self Build' and its relationship to CIL was explained by Cllr Oldnall. The main issue was road safety due to the change in proposed access location; this was felt that the change would make the road more dangerous due to lack of visibility from the west. The concerns were noted and members of the public were urged to submit their comments directly to the Vale. The members of the public were thanked for their input and attendance.	
ITEM 4 - PLANNING MATTERS		
93/21	<p>New Applications to be considered:</p> <p>a) P21/V0417/LB – Manor Cottage, Woolstone Road. Installation of electric vehicle charging point to side of workshop. Response due by 3rd April. The Committee had no objections.</p> <p>b) P21/V0467/FUL – Dragon Hill, Woolstone Road. Proposed erection of two self-build dwellings. Response due by 10th April. The following key points were noted:</p> <ul style="list-style-type: none"> i. Neighbourhood Plan/Location. There was no mention of the neighbourhood plan which was extant at the time of this new full application. The site contravenes Policy L1 as it is in a red zone with low potential for development and the also did not satisfy NP policy H2. ii. Design. The design was very basic and unattractive and not in the spirit of the Vale Design Guide (or NP Policy D2) but it was recognised that its unattractiveness was not a material reason for objection. iii. Access. The plan for the moved entrance was not considered acceptable principally due to its proximity to the Bridge Cottage entrance and the limited visibility splays, particularly from the west. iv. Foul Drainage. Concerns were raised over plans for a septic tank due to it being in a flood risk area. v. Parking. Inconsistencies regarding parking numbers were noted and required clarification and to match those for the new properties on the application plans. vi. Conditions. In the event that the application is approved the Council would not wish there to be any further development on this site, including subsequent conversion to 2 storey buildings, and therefore request that permitted development rights be removed, should this application be approved. vii. Objection. Following debate it was agreed to object primarily on the basis of access, with further clarification required on parking and drainage. 	<p>Clerk</p> <p>MO</p>
94/21	<p>To consider any new applications received since the publication of this agenda:</p> <p>a) P21/V0682/AG – School House Field, Broad Street. Proposed agricultural barn. Response due by 31st March. It was noted that the Parish Council did not have much say in plans for agricultural buildings. The matter of access to the site was discussed. It was agreed to request that permitted development rights be withdrawn such that future applications would require full planning permission.</p>	Clerk
95/21	Update on outstanding planning applications:	

	<p>a) P21/V0009/HH – Gate Cottage, Lower Common. Two-storey side extension, single-storey side and rear extensions, glazed link and the erection of a one and a half storey outbuilding, incorporating a garage, annexe and home office. Awaiting determination</p> <p>b) Planning Appeal Consultation - P20/V0394/FUL - UFF – Meadowgold – Awaiting determination</p> <p>c) P20/V1739/FUL and P20/V1740/LB – Dovecote, Britchcombe Farm. Retrospective application for conversion of dovecote to a dwelling. Awaiting determination.</p>	
ITEM 5- GENERAL		
96/21	<p>a) Order for shed Cllr Jenkins requested that the shed for the Waylands project be ordered as soon as possible due to delays in supply. Pepler fencing and the school have agreed a start date of 31st May. In order to expedite the purchase, the Chairman approved ordering to a maximum of £320 (ex VAT).</p>	
ITEM 6 – DATE OF NEXT MEETING		
97/21	The next Parish Council meeting will be on Monday 12 th April 2021 at 18.00 by Zoom conference. The Annual Assembly will follow immediately afterwards at 18:30.	

The meeting closed at 18.55