

MARKET LAVINGTON PARISH COUNCIL

Parish Clerk & RFO: Tanya West Tel: 07770 679697 or Email: clerk@marketlavingtonparishcouncil.gov.uk
VAT Registration Number: 296 9715 35 / Website: www.marketlavingtonparishcouncil.gov.uk

Minutes of a Planning Committee Meeting held on Thursday 16th April 2026 at 7.15pm in the Furminger Room, at the Community Hall, Market Lavington

Present:

Councillors: Ian Macqueen; Suzanne Morrison; Lesley Quigley; Alex Rose (Chair); Chloe Stevens; Laura Turner-Scott.

Officers: Tanya West – Parish Clerk & RFO

Public: No members of the public.

It was advised that the Parish Clerk would record the meeting, to aid with the writing of the minutes. The recording would be deleted after the approval of the written minutes.

25/26-283	Election of Committee Chair
Continuing on the previous agreement to have a rotational Chair for this group, Cllr Rose chaired the meeting.	
25/26-284	Attendance and Apologies for Absence
Apologies for absence had been received from Cllrs Fred Davis; Di Fraser; Peter Joly; Duncan Poole all due to other commitments. These were duly noted. Cllr Lesley Quigley advised she would have to leave the meeting early as she had another meeting to attend.	
25/26-285	Declarations of Interest and Dispensations to Participate
a) Although not a Disclosable Pecuniary Interest, in the interests of transparency, Cllr Macqueen reported that he owns the neighbouring property to that being considered under planning application reference PL/2026/02029, and as such he abstained from the vote on this item. b) No dispensation requests had been received.	
25/26-286	Adjournment for Public Participation (maximum of 10 minutes)
As there were not any members of the public present, the meeting was not adjourned.	
25/26-287	Planning applications, decisions, and any other planning issues
a) The following planning applications were considered at the meeting. The Clerk had circulated information on each of the applications prior to the meeting and any comments she had received from councillors prior to the meeting were read out for information and consideration. i. Reference: <u>PL/2026/01999</u> (Notification of proposed works to trees in a conservation area). Address: 1 Northbrook , Market Lavington, Devizes, SN10 4AN Proposal: T1 T2 Previously coppiced Sycamore trees - Fell. T3 Dead Elm tree - Fell. T4 T5 Sumac trees - Fell leaning stems hanging over garden. T6 Ash Leafed Maple - Reduce height of crown by 2.5 metres and raise crown to give 2.5 metres clearance above ground level. Applicant: Mr T Templer. Members noted the application and comments received from Councillors. <ul style="list-style-type: none">• It was acknowledged that T3 (dead elm) justified removal on safety grounds.• Concerns were raised regarding the proposed felling of T1 and T2 (sycamores), with Members noting insufficient justification, particularly where the reason cited was to increase light.• Members discussed that sycamores had been previously coppiced and could be managed through further coppicing rather than felling, thereby retaining tree cover within the Conservation Area.	

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- The proposed works to T6 (ash-leaved maple) were considered reasonable management.
- Limited information was provided within the application regarding the relationship of trees to the property, making full assessment difficult.
- Members highlighted the importance of retaining tree cover within the Conservation Area and, where removal is permitted, ensuring appropriate replacement planting.
- The need to consider nesting season constraints was also noted.

It was **resolved** that the Parish Council raises **NO OBJECTION** to the application **subject to the following conditions:**

1. Concerns regarding the felling of T1 and T2 (sycamores) unless further justification is provided; coppicing or alternative management should be considered.
2. Removal of T3 (dead elm) is acceptable.
3. Works to T4, T5 and T6 are acceptable as reasonable management.
4. Any trees removed should be replaced with appropriate native species or hedging, planted in suitable locations to maintain the character of the Conservation Area.
5. Works should be undertaken with due regard to wildlife legislation, including nesting birds.

ii. Reference: **PL/2026/02058** (Consent under Tree Preservation Orders).

Address: **25 Hamilton Drive**, Market Lavington, Devizes, SN10 4BN

Proposal: T1 Oak - Remove deadwood and whole crown reduction by 2m as the tree is overhanging property and causing excessive shading of property as well as encroaching on overhead wires.

Applicant: Mr Adam Bartlett.

Members noted the application and supporting comments. The following points were raised:

- The proposal relates to a protected mature oak tree, and Members emphasised the importance of its retention.
- It was noted that the works proposed constitute tree management rather than removal, including deadwood removal and limited crown reduction.
- Concerns regarding proximity to overhead wires were discussed; however, it was noted that any works affecting utilities may require involvement of the relevant statutory undertaker.
- Members agreed that, subject to adherence to the specification, the works appeared reasonable and proportionate.

It was **resolved** that the Parish Council raises **NO OBJECTION**, **subject to the following conditions:**

1. Crown reduction being **strictly limited to a maximum of 2 metres**, as stated in the application.
2. All works being carried out in accordance with **best arboricultural practice** to safeguard the long-term health of the tree.
3. Any works in proximity to overhead lines being undertaken in consultation with the **relevant utility provider**, where required.

iii. Reference: **PL/2026/02029** (Permission in Principle).

Address: **Land to the North of Drove Lane**, Market Lavington, Devizes, SN10 4NT

Proposal: Permission in Principle for the development of up to 9 No. residential dwellings.

Applicant: Stonebury Land Ltd.

Members noted the details of the application and the supporting documentation. It was recognised it was a 'Permission in Principle' application, which is not a usual type of application to be considered. The following points were raised:

- It was acknowledged that the application site lies **outside the defined settlement boundary**, and therefore conflicts with the spatial strategy set out in the Wiltshire Local Plan.

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- Members expressed concern that development of this site would **erode the strategic gap between Market Lavington and Easterton**, contributing to coalescence between the two settlements.
- The **AECOM report** [produced for the ML Neighbourhood Plan 2] was referenced, noting that the site had previously been assessed as **unsuitable for development**, with alternative sites identified as more appropriate to meet local housing need.
- Concerns were raised regarding the **indicative layout**, which predominantly shows detached dwellings and may not adequately meet identified local housing needs, including affordability.
- Members discussed the **ecological appraisal**, raising concerns that it lacked sufficient depth and appeared to **understate the presence of protected and notable species**, including Red Kites. It was agreed that further, more robust ecological assessment would be required.
- The **adverse impact on rural character** and potential effects on the setting of nearby heritage assets, including the Easterton Conservation Area, were noted.
- Concerns were raised regarding **drainage and surface water management**, particularly given known issues with springs and ground conditions in the area. Members agreed that further detailed investigation would be essential.
- Whilst some Members acknowledged that the proposal appeared to consider access and infrastructure constraints, it was noted that **compliance with policy and site suitability** remained the primary consideration.
- The potential for **future incremental development** of the remaining land (piecemeal expansion) was also highlighted as a concern.
- Members recognised the **need for additional housing within the village**, including affordable housing; however, it was agreed that development must be located on **appropriate and policy-compliant sites**.
- It was further noted that, should the application be approved on appeal or by the Local Planning Authority, the Parish Council would wish to **influence the development through conditions and obligations**, including potential use of **Section 106 contributions** for local infrastructure improvements (e.g. drainage and highways).

It was **resolved** that the Parish Council **OBJECTS** to application PL/2026/02029 on the points detailed above.

Action:

- The Clerk to submit the formal response to the Local Planning Authority.
- In the event that the application progresses, the Parish Council to seek further consultation and request appropriate mitigation measures and planning obligations.

7.52pm – Cllr Lesley Quigley left the meeting.

- b) To note receipt of other planning applications received which have not been considered at a Planning Committee meeting but via email:
 - i. None.
- c) The following planning applications were raised for comment at the meeting, they were not included on the agenda as they were received after the agenda was published (*where the response time falls outside of the meeting schedule and an extension cannot be obtained*):
 - i. None.
- d) The following planning application decisions made by Wiltshire Council were noted:
 - i. Reference: **PL/2026/00766** (Householder planning permission)
Address: **Sands Bungalow, Northbrook**, Market Lavington, Devizes, SN10 4AS

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Proposal: Construction of 1.5 storey, detached garage with room over to be used as ancillary accommodation - changes from previous approval (PL/2023/00506).

Applicant: Mr R Sharp.

Decision: **Approve with Conditions.** It was noted that one of the conditions applied was that the accommodation shall not be occupied at any time other than for the purposes ancillary to the residential use of the main dwelling and it shall remain within the same planning unit as the main dwelling.

- ii. Reference: **PL/2026/00986** (Notification of proposed works to trees in a conservation area)

Address: **St Mary Church**, Market Lavington, Devizes, SN10 4DU

Proposal: T1 Walnut - Reduce Laterally by 2m and to suitable growth points on the east, south and west sides of the tree. T2,T3,T4 Sorbus - Remove creeper from canopy and reduce canopies by 1m . T5 London Plane - Reduce lateral branches around canopy by up to 2m and to suitable growth points.

Applicant: Bannister.

Decision: **No Objection.**

- e) Councillors received updates and considered other planning matters, including enforcement, as follows:

i. **Wiltshire Council Eastern Area Planning Committee** – There were no further updates since the March Full Council meeting.

ii. **Enforcement Appeal APP/3940/C/24/3358240 – 29 Spin Hill** – Without planning permission, the material change of use of the land from agriculture to ancillary residential use. This case is still under investigation; no further updates since the last meeting.

iii. **Enforcement – Unauthorised Access onto A360 (near Black Dog Crossroads)** – This case is still under investigation; no further updates since the last meeting.

iv. **Enforcement – Tree reduction at the Muddle** – A response had been received from Wiltshire Council's Planning Enforcement team as follows:

The Council's Arboriculturist visited the site where he found that the tree in question is definitely of a size that would have required a formal tree works notification to have been submitted and considered prior to any works being undertaken. He is, however, of the opinion that although the work has not been completed to a great standard, the pruning of the tree to provide clearance from the house would be a reasonable request and it is likely that no objection would have been raised by Wiltshire Council. Therefore the Enforcement Officer has written to the registered owners of the property requesting clarification as to who it was that carried out the works in question so that a written warning can be given to them and the owner and also to get the tenant and or owner to tidy up the various pruning cuts in accordance with good practice as set out in British Standard Tree Work - Recommendation for Tree Work", BS 3998: 2010 which would be checked off by the arboriculturist.

The update was noted.

v. **Enforcement – Tree felling at The Ham** – This case is still under investigation; no further updates since the last meeting.

vi. **Any Wiltshire Local Plan and NPPF updates** – There were none.

25/26-288

Any Other Planning Matters

Councillors were provided with an opportunity to identify any matters to be included on the agenda for the next Parish Council meeting. None were raised.

25/26-289

Adjournment for Public Participation (maximum of 5 minutes)

As there were not any members of the public present, the meeting was not adjourned.

25/26-290

Date and Time of Next Meeting

The next meeting of the Planning Committee is to be determined. The next meeting of the Full Council is scheduled to be held on Tuesday 21st April 2026 at 7.15pm at the Old School.

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There being no further business the meeting was closed at 7.55pm.

Signed..... Date.....

DRAFT