



KEEVIL PARISH COUNCIL

MINUTES OF THE PLANNING MEETING OF THE PARISH COUNCIL of Monday 06 October 2025 in the village hall

Present: Cllrs Pat Tucker (chair), Rob Banfield, Simon Gough, Rodney Meatyard, Graham Miller, and Caroline Munday.

In Attendance: Sarah Dow (Parish Clerk), one member of public, and Cllr Andrew Griffin, Wiltshire Council.

MINUTE ITEMS

25/26 - 48 Apologies for absence: were noted from Cllr Robert Morgan.

25/26 - 49 Declaration of Interest: there were none relating to decisions on the agenda.

25/26 – 50 Planning Matters

(i) Applications:

[PL/2025/06936](#) **5 Butts Lane** - Addition of single-storey Garden Room extension to left hand elevation.

There were no public comments.

Members noted various aspects of the application, including materials and design being in keeping with the surrounding residences, the footprint being a slight increase to the existing patio on which it will sit, and the roofline being some 18" lower than the main building. Proximity to the Conservation Area and potential impact on views to the Grade II* Church were considered, however, it was felt these would be unaffected due to the hedge and the design working positively with the topography, so was consistent with Village Planning Policy.

After due debate, proposed and seconded by Cllrs Munday and Banfield it was **resolved to respond to the applications with NO OBJECTION.**

[PL/2025/07175](#) **New Hurst Farm** - Demolition of existing agricultural buildings (former calving unit/store) and erection of new dwelling (class C3) and garaging, creation of new access track & associated works

There were no public comments.

Noting the planning history for Type Q conversion which the new plans did not now meet the conditions for - in view of the applicants option to fall back on the Type Q permissions, it was felt the new proposals provided a more efficient, aesthetic and economic dwelling which, with Village Planning Policy as it applies to views to open countryside in mind, was considered an acceptable compromise. However, deep concerns remained at the adverse impact of an increase in vehicular traffic on the poorly maintained single track lane and bridleway, and of additional lighting on the local bat population.

After due debate, proposed and seconded by Cllrs Gough and Munday it was **resolved to respond to the applications with NO OBJECTION SUBJECT TO CONDITION** as follows: -

The Parish Council does not object to the proposal in principle, but remains concerned that, being well outside the built area of the village and the single track lane/bridleway being poorly maintained with few passing places, any increase in vehicular traffic puts a strain on movement and safety on a narrow lane used by several working farms and private residences. Coupled with other vital considerations, the Parish Council's stance is therefore conditional on the following provisions:

1. That all bat and wildlife mitigation and lighting strategies as outlined in the Planning Statement and Ecological Appraisal are implemented before construction begins and maintained in perpetuity thereafter;
2. That repairs to the deteriorating lane/KEEV5 Bridleway are completed before works begin, and;
3. That a mitigation plan for construction traffic is provided and implemented in advance to reduce the negative impact on working agricultural vehicles and residents, and ensures the Public Right of Way remains unimpeded throughout.

(ii) Submission of PC Consultee responses: The following submission since the last meeting was noted:
02 September OBJECT: Change of use/conversion to self-build dwelling and associated works at The Old Barn
[PL/2025/05419](#)

(iii) Wiltshire Council Planning Decisions:
APPROVE WITH CONDITIONS work for a single storey extension at Baldham Mill [PL/2025/04332](#).
REFUSE proposed livestock housing building on Land at Big Dog Farm [PL/2025/01662](#).

(iv) Applications received after agenda publication:
The Clerk will submit a response of NO OBJECTION to an application for works to trees in the Conservation Area at the Old Stables 41A Main Street [PL/2025/07788](#) under delegated powers SO13(b)xiii.

(v) Other ongoing planning matters:
Big Dog Farm ENF/2025/00598: Members discussed the recent refusal of /01662, and ongoing tarmac and other works despite the advice of Enforcement that works should cease pending the appropriate permissions. Cllr Griffin confirmed that the Parish Council had a legitimate interest in all ongoing communications, not just outcomes, and should be kept informed. Inspection of the septic tank, installed without planning permission, by Building Regulation Officers would only happen if they had been directly informed – the Clerk was directed to write to Steve Jenkins in this regard.

Cllr Griffin said he would find out about the status of [PL/2025/01151](#) which was Called In in April by the previous unitary member Jonathon Seed.

(vi) War Memorial repairs:
As the monument is [Grade II listed](#) the Clerk has written to the LPA for advice relating to Listed Building consent for the repairs, which Cllr Griffin offered to look in to. In the meantime, it was agreed the Clerk would write to both monumental stonemasons quoting for the work to provide a detailed description of the methods and materials to be used. The Chair and Cllr Munday would consider the future of the rosemary bush that had caused the damage after discussion with the resident who originally planted it.

(vii) Safety railings outside Keevil Manor
As reported in July, enquiries have been made with the LPA regarding permissions to repaint the railings white instead of the current black. A response on 27th July indicated the matter had been referred to Property Services but to date no further response has been forthcoming despite several reminders. Cllr Griffin proposed he look into the matter on our behalf.

There being no further business **the meeting closed at 21:09**

The next Ordinary Meeting of the Parish Council is **Monday 3rd November 2025, at 7.30pm** in the village hall.

Signed.....

Dated.....