UCPC Council Members
Cllr Peter Heslop, Chair, (PH)
Cllr Richard Bennett, Deputy Chair (RB)
Cllr Charles Eyre (CE)
Cllr Nigel Freemantle (NF)
Cllr Kim Greenwood (KG)
Cllr Robert Hawkins (RHk)
Cllr Richard Hydes (RH)
Cllr Jane Kennedy (JK)
Cllr Patrick Littlehales (PL)
Cllr Cynthia Williams (CW)
Karen Nadin - Clerk and RFO (KN)

TVBC Invitees
Cllr Susanne Hasselmann (SH)
Cllr Maureen Flood (MF)

DRAFT MINUTES
11 AUGUST 2026 - EXTRAORDINARY MEETING

1. **Welcome, apologies & declarations of interest**
   Cllr Heslop opened the meeting at 8.00 pm. Apologies were received from Cllrs RH, PL, CE and MF. There were 13 x members of the public present. Cllr RH, although not present at the meeting had declared an interest as a close neighbour to the land in question. There were no further declarations of interest.

2. **Planning Application Ref 26/00259/FULLN**
   This extraordinary meeting has been called to consider the Parish Council's response to an amended planning application in relation to the construction of a dwelling on land at Sam White's Hill in Upper Clatford.

   The Parish Council received the original planning application on 12 February 2026 and responded with objections on 12 March 2026. A date for the application to be considered by the TVBC Northern Area Planning Committee was set for 23 April where Cllr RB was due to attend and present the Parish Council's objection to that original planning application – this meeting was cancelled on 23 April. On 18 May 2026 the Parish Council sought further information via a Freedom of Information Request that was dealt with under the Environmental Information Regulations 2004 (EIR). TVBC responded to this FOI request on 24 July 2026. An amended planning application was received by the Parish Council on 29 July with the consultation closing date recorded as 12 August.

   Cllr RB provided the meeting with the background in relation to this planning application, the Parish Council's initial objection on heritage grounds and summarised the response received from TVBC to the Parish Council's FOI request which queried the decision by TVBC to not enforce the rebuilding of a demolished wall in 2016/17.

   The amended planning application reduces the footprint of the proposed dwelling slightly and at either end of the building a wall will be reinstated, although not exactly in the same location as the listed wall that was previously demolished. Whilst there still appears to be some questions around the original wall, the materials used in its construction and the date of its demolition, the amended application addresses some of the Parish Council's original reasons for objection and they must now decide whether to continue to object on the same basis or amend their response. Cllr RB confirmed to

councillors that the proposed dwelling is not situated in a Local Green Space (LGS) or the Local Gap.

During discussions members of the public present made some observations including questioning the Borough Council's decision to not enforce the rebuilding of the wall back in 2016 and pointed out that para 209 of the NPPF states that 'where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'. Cllr JK also provided an update on the historical dig that was currently taking place on land approx. 100m to the north of the site where an artefact, possibly 250-400k years old, had been discovered so would like to ensure that a further archaeological assessment of the site is undertaken prior to any decision being made.

Cllr RB proposed that, in view of the fact that a previously demolished listed wall will be reinstated in line with the proposed western wall of the proposed dwelling, the size of the proposed dwelling will be reduced slightly, the historic walled garden will be reinstated, and the building will not impact adversely the character and appearance of the village, the Council amend their response to this application to no objection, but that they should make some observations/further comments for the Borough Council officers to consider during their deliberations prior to making any decisions on this amended planning application. A vote was taken and all councillors agreed to this proposal.

At this point in the meeting TVBC Cllr SH addressed members of the public present and reiterated to them that the Parish Council are only one voice in this process and if anyone wished to continue to object then they do so via the TVBC planning portal. Planning Officers will look at all responses received and if there is strong enough feeling within the community the application will be called to Committee.

Cllr PH closed this extraordinary meeting at 8.45 pm.