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MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

First Floor
Melksham Community Campus,
Market Place, Melksham,
Wiltshire, SN12 6ES
Tel: 01225 705700

Email: clerk@melkshamwithout-pc.gov.uk
Web: www.melkshamwithout-pc.gov.uk

Tuesday, 26 September 2023

To all members of the Council Planning Committee: Councillors Richard Wood (Chair of Committee), Alan Baines (Vice Chair of Committee), John Glover (Chair of Council) David Pafford (Vice Chair of Council), Terry Chivers, Mark Harris and Peter Richardson

You are invited to attend the Planning Committee Meeting which will be held on **Monday 2 October 2023 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

TO ACCESS THE MEETING REMOTELY, PLEASE FOLLOW THE ZOOM LINK BELOW. THE LINK WILL ALSO BE POSTED ON THE PARISH COUNCIL WEBSITE WHEN IT GOES LIVE SHORTLY BEFORE 7PM.

Click link here:

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09>

Or go to www.zoom.us or Phone 0131 4601196 and enter: **Meeting ID: 279 181 5985**
Passcode: 070920. Instructions on how to access Zoom are on the parish council website www.melkshamwithout.co.uk. If you have difficulties accessing the meeting please call (do not text) the out of hours mobile: 07341 474234

YOU CAN ACCESS THE AGENDA PACK HERE

Yours sincerely,

Teresa Strange, Clerk



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AGENDA

1. **Welcome, Announcements & Housekeeping**
2. **To receive Apologies and approval of reasons given**
3. **Declarations of Interest**
 - a) **To receive Declarations of Interest**
 - b) **To consider for approval any Dispensation Requests received by the Clerk and not previously considered.**
 - c) **To note standing Dispensations relating to planning applications.**
4. **To consider holding items in Closed Session due to confidential nature**
Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of business item (14ai) where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.
5. **Public Participation**
6. **To consider the following new Planning Applications:**
 - [PL/2023/06806](#):** The Manager's House, Beanacre Manor, Beanacre. Install new metal bifold (double glazed) doors to existing car ports and replace existing doors and window to match to the rest of the South Elevations; installation of solid fuel stove with stainless steel flue outlet. Applicant Peter Hood. **(Comments by 6 October)**
 - [PL/2023/07107](#):** Land South of Snarlton Farm, Snarlton Lane. Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way, for the erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating Classes E(b), E(g) and F2(b) and (c); open space and dedicated play space and service infrastructure and associated works. Applicant Catesby Estates **(Comments by 6 October)**
 - [PL/2023/07344](#):** 181 Woodrow Road. Demolition of existing detached garage and extension to form garage, therapy and carers accommodation. Applicant Harry Kirkman **(Comments by 28 September – extension granted)**
 - [PL/2023/06725](#):** Land at Longleaze Lane, Melksham. Construction of elderly care home (Use Class C2) with associated access works, landscaping and drainage. Improvements to site access and Longleaze Lane/Snowberry Lane junction. Applicant Aspire LPP Ltd **(Note: application in Melksham Town)**

PL/2023/06976: Land at Verbena Court, Melksham. Construction of care home (within Class C2), parking access, hard and soft landscaping and other associated works. Applicant Frontier Estates (San) Ltd. **(Comments by 6 October). Note: application in Melksham Town**

7. **Revised Plans:** To comment on any revised plans on planning applications received within the required **timeframe (14 days):**

PL/2022/08155: Land to the West of Semington Road. Outline application for up to 53 dwellings including formation of access and associated works, with all other matters reserved. Applicant Terra Strategic **(Comments by 26 September – extension granted)**

PL/2023/06374: Raynescroft, 68C Shaw Hill. Revised scheme to PL/2022/03686 ‘detached double garage with a room above’ to add ground floor window in the northern elevation and dormer window in the eastern roof slope. Applicant Mr & Mrs A’Court **(Comments by 25 September - extension granted)**

8. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.

- a) **Blackmore Farm (Planning Application PL/2023/01949) – Outline permission with some matters reserved for demolition of agricultural outbuildings and development of up to 650 dwellings; land for primary school; land for mixed use.** To consider discussing application with Wiltshire Council Planning Officers.
- b) **PL/2023/05883: 52e Chapel Lane.** To note correspondence & clarification relating to Highway comments raised by residents.

9. To reflect on responses to planning applications for monitoring of the Neighbourhood Plan.

10. **Planning Appeal:** Land South of Western Way. Outline application (No: PL/2022/08504) for the erection of up to 210 residential dwellings and a 70 bed care home with associated access, landscaping and open space (resubmission of 20/08400/OUT). To note hearing to be held on 24 October at 10.00am at Melksham Town Hall.

11. **New Premises Licence Application. Whitley Stores, The Pear Tree Inn, Top Lane, Whitley.** For off sales of alcohol Monday-Saturday: 08:00-18.00 and Sunday 10:00-16:00. To consider submitting a representation.

12. **Tree Preservation Order.** To note a Tree Preservation Order has been made on 29 August 2023 relating to a wooded area on land adjacent to A350, North of Dunch Lane, Melksham and to consider response.

13. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.

- **PL/2022/02749: Land at Semington Road and proposals for 144 dwellings**

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(Buckley Gardens). To note Planning Enforcement have been contacted regarding alleged breaches of planning conditions.

- **183 Top Lane, Whitley.** To note update from Planning Enforcement.
- **1 Lancaster House, Bowerhill.** To note update from Planning Enforcement.

14. **Planning Policy**

a) **Neighbourhood Planning**

- i) To note the Neighbourhood Plan minutes of 6 and 27 September 2023 (if received) and Confidential Notes to accompany the minutes.
- ii) To formally recommend to Full Council the approval of the draft reviewed Neighbourhood Plan (NHP#2) for Regulation 14 Consultation.

b) Wiltshire Council Local Plan. To begin drafting a response to the draft Local Plan consultation, consider any queries to raise at drop-in session on 4 October and if professional help is required. <https://www.wiltshire.gov.uk/planning-policy-local-plan-review>

c) Permitted development Rights. To ratify response to Government consultation if sent.

d) Empty Homes in Wiltshire. To note correspondence from Councillor Alford regarding Wiltshire Council's policy on empty homes in Wiltshire.

15. **S106 Agreements and Developer meetings: (Standing Item)**

a) **Updates on ongoing and new S106 Agreements**

i) **Hunters Wood/The Acorns:**

- To note any updates on footpath to rear of Melksham Oak School.

ii) **Pathfinder Place:**

- To note any update on outstanding issues:
 - Highways
 - Management Company
 - Play Area

iii) **Buckley Gardens (144 dwellings on Semington Road)**

- To note correspondence regarding S106 funding for canal restoration.

iv) **Land to rear of Townsend Farm for 50 dwellings (PL/2023/00808)**

- To note any updates and consider a way forward.

b) To note any S106 decisions made under delegated powers

c) Contact with developers

Copy to all Councillors

Lorraine McRandle

Subject: FW: Currently 3 pre application/application for Care Homes in Melksham at present

From: BROOKES, Amanda (BRADFORD ON AVON AND MELKSHAM HEALTH) <amanda.brookes@nhs.net>
Sent: 07 August 2023 08:19
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; estates (NHS BATH AND NORTH EAST SOMERSET, SWINDON AND WILTSHIRE ICB - 92G) <bswicb.estates@nhs.net>
Cc: Linda Roberts (<linda.roberts@melksham-tc.gov.uk> <linda.roberts@melksham-tc.gov.uk>
Subject: RE: Currently 3 pre application/application for Care Homes in Melksham at present

Morning Teresa

Thank you for the update.

Yes, we are aware of all of these, especially the one next to Spa Medical Practice, as a local Estate Agent asked Spa if they would allow access across their Car Park, we are also aware that an alternative route across the owners drive way is now being proposed.

I'll bring this email to the attention of our Primary Care Network Board for comment.

Thank you
Amanda

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Friday, August 4, 2023 3:07 PM
To: estates (NHS BATH AND NORTH EAST SOMERSET, SWINDON AND WILTSHIRE ICB - 92G) <bswicb.estates@nhs.net>; BROOKES, Amanda (BRADFORD ON AVON AND MELKSHAM HEALTH) <amanda.brookes@nhs.net>
Cc: Linda Roberts (<linda.roberts@melksham-tc.gov.uk> <linda.roberts@melksham-tc.gov.uk>
Subject: Currently 3 pre application/application for Care Homes in Melksham at present

Dear Amanda/Estates team

I hope this email finds you well.....

I wanted to flag something up to you as I know that there was a response to the initial planning application for a care home in Melksham, and there is now the prospect of three!

Back in 2020 there was a planning application for 210 dwellings and a 70 bed care home, which the NHS raised concerns about being about to support in terms of both the housing numbers and the enhanced services required for a 70 bed care home (see attached).

This application was refused, and another for the same thing submitted again in 2022, which again was refused but they have just gone to Appeal to challenge that decision.

Planning application ref 2022/08504 refers, there were no comments from the NHS on this application; but if you did have comments now we could submit to the Appeal.

There are also two recent pre application presentations at the town council's Economic Development meetings, one for a care home on land at Verbena Court, on the waste bit of land behind the car park (this is where the shops and Water Meadow pub are). No minutes yet as the meeting was only on Tuesday night, but they will appear hear <https://moderngov.microshadeapplications.co.uk/MelkshamTC/ieListDocuments.aspx?Cid=137&Mid=857> And another one in the last few weeks too, and that is for one on Longleaze Road, but right up close to the Spa Medical Facility. Link to Town Council minutes here

Are you aware of these, are there any comments from yourselves as to the cumulative affect of these? Just wanted to flag to you and feed any comments to the planning officers at Wiltshire Council so that they are aware that there are the prospect of 3 of them at present.

With many thanks,

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
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Wellbeing Statement I may send emails outside office hours but never with any expectation of response. Please just get back to me when you can within your own working hours. Thank you.

Want to keep in touch?
Follow us on facebook: [Melksham Without Parish Council](#) or [Teresa Strange \(Clerk\)](#) for additional community news
On twitter: [@melkshamwithout](#)
On Instagram: [melkshamwithoutpc](#)

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AGENDA SUPPLEMENT (2)

Meeting: Melksham Area Board

Place: Melksham Library, Community Campus, Market Place, Melksham,
SN12 6ES

Date: Tuesday 12 September 2023

Time: 7.00 pm

The Agenda for the above meeting was published on 4 September 2023. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Matthew Hitch of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718059 or email matthew.hitch@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

7 **Partner Updates** *(Pages 1 - 2)*

DATE OF PUBLICATION: 6 September 2023



MELKSHAM & BRADFORD ON AVON PRIMARY CARE NETWORK

Report to Melksham Area Board by Dr Amy Gately, Clinical Director – 12/9/2023

1. Who we are?

Melksham and Bradford on Avon Primary Care Network supports a population of 48,500 patients across three Practices; Bradford on Avon Health Partnership, Giffords Surgery and Spa Medical Centre.

Our practices along with GP practices across the country are experiencing significant and growing strain with declining GP numbers, rising demand and struggles to recruit and retain staff. Since 2019, our PCN has recruited many additional roles to support primary care and patients can access the services of:

- Paramedics
- Clinical Pharmacists
- First Contact Physiotherapists
- Social Prescribers
- Health & Wellbeing Coaches
- Patient Care Co-ordinators

Our reception staff are well trained and able to help patients navigate to be seen by the right person. Digital access through PATCHs, the NHS App and SystemOne also means that patients can contact the practices out of hours to book appointments, access their medical records and request medicines, with surgeries offering appointments in the evenings, bank holidays and some Saturdays.

2. On-going pressures with new housing and planning applications

Melksham Practices in particular are concerned with the significant number of new housing being built with little or no consideration to the impact on health services.

For example, there was a planning application in 2020 for 210 dwellings and a 70 bed care home, which the NHS raised concerns about being about to support in terms of both the housing numbers and the enhanced services required for a 70 bed care home.

This application was refused, and another for the same thing submitted again in 2022, which again was refused but they have just gone to Appeal to challenge that decision.

Planning application ref 2022/08504 refers, there were no comments from the NHS on this application at the time as we were not alerted to this application.

There are now also two recent pre-application presentations at the town council's Economic Development meetings, one for a care home on land at Verbena Court, on the waste bit of land behind the car park (this is where the shops and Water Meadow pub are). Developers often cite that new Care Homes do not put additional strain on local health services but reduce it, our experience is that this is not accurate, as this often leads to additional care home visits, medicines queries and significant communication between the home and doctors surgery.

We have also been made aware there is another application that is for a care home on Longleaze Road, close to the Spa Medical Facility.

We would like to see earlier communication between developers and health and to be able to access 106 monies which would allow us to consider way to expand our building and staffing to deliver more local GP services.

3. Local Projects - examples

Our PCN is working across our practices on a range of local projects to improve access and support to patients.

3.1 Pro-active social prescribing for unpaid carers – this offers information and health checks to unpaid carers. We have carers lead in each practice. Staff have received training on the importance of identifying patients who have caring responsibilities, so that we are able to sign-post to other carers support available.

3.2 Support to people who are high users of primary care. There are a growing number of patients who contact the GP surgery more than 50 times during the year. We aim to understand these needs and put together a personalised care plan to try to reduce the number of contacts and involve the patient in their own self-care.

3.3 Neighbourhood Collaborative initiative, this is to work locally with the social, health and voluntary sector to provide ways to reduce duplication, improve communication and support patients to only have to tell their health journey once. A small project to find out what services will help older patients reduce their risk of having a fall is starting in September.

4. The Flu and Covid vaccination programme

Practices are working hard to deliver this year's flu programme, which will be delivered at practice level and will offer some weekend appointments. Each practice will be continuing to send out information to eligible patients.

Many will also know from national press that this year's covid vaccination programme will be started a month earlier. Our PCN is taking part in supporting the vaccination of the Housebound and Care Home patients. Practices will also offer 'opportunistically' patients a covid vaccination alongside their flu vaccination.

34	<p><u>Partner Updates</u></p> <p>The Area Board noted the partner updates as set out in the agenda pack; these were:</p> <ul style="list-style-type: none"> • Wiltshire Police – Neighbourhood Team pg. 11-34 • Community First pg. 35- 37 • BSW Together (Integrated Care System) pg. 39-80 • Healthwatch Wiltshire pg.81 • Wiltshire Police - Road Safety – Agenda Supplement 1 pg.1-13 • Dorset and Wiltshire Fire and Rescue Service (DWFRS) Agenda Supplement 1 pg.15-21 • Melksham and Bradford on Avon Primary Care Network Agenda Supplement 2 <p>The Area Board also received an update from Social Prescriber, Sasko Spirovski, and Dr Amy Gately from Melksham and Bradford on Avon Primary Care Network (PCN). The representatives explained that the PCN involved collaborative working between the three local practices. Key points included:</p> <ul style="list-style-type: none"> • The Joy app would soon be available to allow patients to self-refer to local health services and it was envisioned that this would assist GPs in making the most effective use of their consultation time. • The PCN were recruiting a Clinician Associate. • Queries were asked about the PCN's view about the need for a medical centre at Verbena Court, given proposals for a new care home on the site. It was also asked whether staff had been moved from Giffords Surgery to Melksham Hospital. It was highlighted that the PCN had stated that they did not see the need for a new medical practice on the site in a letter written on 26 October 2022 in relation to a variation on a S106 agreement. The PCN emphasised the importance of communication with developers and health providers to ensure that there was appropriate health infrastructure in place for new developments. • It was noted that Melksham Hospital was not suitable for lone working and challenges had been faced with the PCN's Estate Toolkit Delivery Programme.
35	<p><u>Special Schools Developments</u></p> <p>Matthew Look, SEND Place, Planning and Commissioning Programme Lead, provided an overview of the requirement for special needs school provision in Wiltshire, before going to provide detailed information about work to transform Melksham House into a special school for children with social, emotional and mental health needs (SEMH). The Area Board were informed that, although Wiltshire had a number of special schools, it was reliant on the independent sector for SEMH provision, meaning that children sometimes had to be placed outside of the county. He explained that Melksham House would provide 42 places for primary age children, and between 25 and 35 secondary age children,</p>

MELKSHAM WITHOUT PARISH COUNCIL'S RESPONSE TO THE PUBLICATION CONSULTATION REGARDING PROPOSALS FOR c300 DWELLINGS AT SNARLTON FARM, MELKSHAM

The Parish Council raise the following concerns:

- Loss of Greenfield site.
- The development is in the open countryside, outside the Settlement Boundary of Melksham & Bowerhill, isolated and therefore unsustainable.
- This site equates to piecemeal development and is not plan led, particularly given Wiltshire Council's emerging Local Plan, where a strategic objective for Melksham is being set and as Melksham has a made Neighbourhood Plan which is currently being reviewed.
- The site could be part of a wider strategic site and bring with it infrastructure, such as schools, medical facilities, community centre, highway improvements and local centre etc which this smaller site does not.
- As an example of the lack of master planning across the wider area, the neighbouring site at Blackmore Farm has a current planning application for 650 houses (PL/2023/01949) with a primary school detailed with no accessibility from this proposed development.
- If this development were to go forward and the adjacent site did not come forward in the Local Plan, this site would be isolated with no facilities and thereby put a strain on existing facilities.
- There is the possibility of an Eastern Bypass and if the bigger highway scheme could not be afforded, Eastern Way could potentially be the Eastern route for the A350 bypass, therefore, isolating the site even further.
- Highway Safety Concerns:

The impact this development will have on New Road, which is a single-track road and used as a 'rat run' to access Chippenham and the M4 via the National Trust village of Lacock including its medieval bridge which again is single track.

Consideration needs to be given to how this site could impact the new roundabout under construction in Spa Road as part of the East of Melksham extension. This route may potentially be the preferred route by drivers to access road infrastructures North and South. Consideration also needed to be given to the provision of a roundabout on the Southern entrance to the proposed site.

As part of the current review of the Neighbourhood Plan, AECOM has undertaken an independent Site Assessment and assessed SHELAA¹ site 3525, which includes this site, with the following comments:

- Impact on non-statutory environmental designations: The site is adjacent to public open space (playing field), Primrose Drive Nature Area and located along indicative green infrastructure corridor.
- The central part of the site along Clackers Brook is in Flood Zone 2 and 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site level exception test would need to be applied before these parts of the site could be developed.
- Over 15% of the wider SHELAA site is affected by high risk of surface water flooding.
- The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land. (The Parish Council note in terms of potential changes to the National Planning Policy Framework (NPPF), the land has been used for food production until recently, which is planned to carry more weight in the new NPPF amendments)
- The site includes Public Rights of Way MELW23 and MELW22.
- The site has several mature and semi mature trees within its boundary. Further arboricultural assessment would be required to understand their significance.
- Accessibility of the site in relation to facilities being within a 5-minute walk (400m). The following areas are over a 5-minute walk away:

Town/Local Centre/Shop:	>1200m
Train Station:	>1200m
Secondary School:	>1600-3900m
Cycle Route:	>800m

- The site falls within the Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Area Report 2006. This area has a strong sense of openness with occasional deciduous copses and ancient woods to the east. The management objectives of this Landscape Character Area are to conserve and enhance the landscape setting of Melksham, screen visually intrusive urban edge of Melksham, conserve open views across the clay vale to distant down land ridges and conserve and enhance the existing hedgerow network.

The site contains some valued features including the Clackers Brook, continuous tree line along the Brook which provides an intimate setting and boundary vegetation. The site makes a significant contribution to the rural and tranquil landscape character of the area. Development on the site would represent a

¹ Strategic Housing & Employment Land Availability Assessment
<https://www.wiltshire.gov.uk/planning-policy-monitoring-evidence>

significant advancement into open countryside, beyond the current defined settlement edge formed by the Eastern Way.

- The site is visually open and has high intervisibility with the surrounding landscape. Development may adversely impact views of the surrounding open clay vale landscape, as well as from the Public Rights of Way crossing the site.
- The site strongly relates to the rural character and sense of openness of the area. Development of the site would contribute to a substantial urban expansion into open countryside.

If the development were to go ahead, the Parish Council welcome the opportunity to discuss aspects of the application and be party to the s106 agreement. In addition, they would like to see:

- Adherence to Melksham Neighbourhood Plan policies and emerging Neighbourhood Plan and evidence documents.
- Circular pedestrian routes around the site.
- The Parish Council seek the provision of play equipment above that required by the West Wiltshire District Council saved Policy in the Core Strategy and wish to enter into discussions being the nominated party for any proposed LEAPs (Local Equipped Area of Play)/Play area and seek the following:
 - A maintenance sum in the s106 agreement
 - Safety Surfacing extended beyond the play area fence line (by at least 30 cm) and for the whole area to be surfaced as such, with no joins to prevent future expansion gaps, and no grass that will require maintenance
 - Tarmac paths provided not hoggin.
 - No wooden equipment provided.
 - Dark Green Metal bow top fencing provided.
 - Clean margins around the edges, no planting.
 - Bins provided outside the play area.
 - Easy access provided for maintenance vehicles.
 - Public access gates painted red.
 - No inset symbols provided in the safety surfacing, which should be one solid surface.
- Equipment installed for teenagers such as a teen shelter/MUGA and somewhere to kick a ball around.
- Contribution towards playing fields.
- The provision of benches and bins where there are circular pedestrian routes and public open space and the regular emptying of bins to be reflected in any future maintenance contribution.
- Connectivity with existing housing development so not isolated.
- There are practical art contributions and the Parish Council are involved in public art discussions.
- Contribution towards improved bus services, which serve the area.

- Any bus shelters provided are suitable in providing Real Time Information (RTI) i.e., access to an electricity supply, WiFi connectivity and are an appropriate height or provided with RTI already included.
- Speed limit within the site is 20mph and self-enforcing.
- Proposed trees are not planted on boundaries of new/existing housing, but further into public open spaces.
- The development is tenant blind.
- If adjacent to existing dwellings the design is such that the layout is garden to existing garden.
- The road layout is such that there are no dead ends in order that residents and refuse lorries do not need to reverse out of roads.
- Contribution to educational and medical facilities within the Melksham area.
- There is visible delineation between pavement and roads so they are easily identifiable.
- The provision of bird (swift boxes), bat and bee bricks, reptile refugia and hibernacula within the development, in order to increase biodiversity.
- There are various Rights of Way in the vicinity, which could be improved/ upgraded, including the provision of lighting via Section 106 contributions from this application if approved. It was noted the footpath to the rear of Melksham Oak School, which was to be upgraded to a pedestrian/cycleway, as part of the Section 106 Agreement associated with the extension to East of Melksham (450 houses) has yet to be upgraded and was also nearby. The provision of a footpath to access Prater's Lane from Sandridge Common (MELW40); MELW30 becoming a bridleway to connect up bridleways at MELW40 & 41. Provision of kissing gates on the various bridleways between East of Melksham and Redstocks.
- Provision of allotments with access to parking and water supply.
- Provision of convenience store with free access cash point.
- Ground source heat pumps to be included in proposals.
- To include capacity for hydrogen heating in the future within proposals.
- Provision of solar panels and storage batteries for every house or group of houses/block of flats.

As part of any community facilities the parish council would like to see, the Parish Council request a community centre large enough to include additional health facilities (with room for GP clinics as well as complimentary services like physio, chiropodist, osteopath etc.) as well as associated facilities to service and provide a 3G pitch.

Due to the piecemeal nature of development currently proposed East of Melksham, the Parish Council have also requested the same for proposals for 650 dwellings (PL/2023/01949) on land adjacent to your site at Blackmore Farm.

**MEETING WITH REPRESENTATIVES OF CATESBY ESTATES REGARDING
SITE EAST OF MELKSHAM (SNARLTON FARM) HELD ON
WEDNESDAY, 8 MARCH 2023 AT 10.00AM**

Present: Councillor Richard Wood, Chair of Planning
Councillor Alan Baines, Vice Chair of Planning
Councillor David Pafford, Vice Chair of Council
Councillor Mark Harris
Councillor Peter Richardson
Councillor Pat Aves, Melksham Town Council
Councillor Gary Cooke, Melksham Town Council
Wiltshire Councillor Mike Sankey (Melksham East)
Teresa Strange, Clerk, Melksham Without Parish Council
Lorraine McRandle, Parish Officer, Melksham Without Parish Council
Linda Roberts, Town Clerk, Melksham Town Council
Katie Yates, Marketing and Communications Director, Catesby
Victoria Grove, Associate Planning Director, Catesby

Victoria explained that Catesby were a strategic land promotor who had put this site forward, as part of the Local Plan consultation, as well as the Neighbourhood Plan Review. The site being promoted was included as part of a larger site categorised as Site 1 (40 hectares) in the current Local Plan Review Consultation and under various ownerships. The site could provide a strategic extension to the East of Melksham as part of the Local Plan Review, particularly as Melksham was looking to deliver c2500 homes over the next plan period.

The Parish Clerk clarified those present had not seen proposals put forward as part of the Neighbourhood Plan 'call for sites' exercise, as AECOM were currently assessing the sites and therefore not published their report as yet. She confirmed the meeting was purely a pre application meeting with the Parish Council (and representatives from the Town Council and Wiltshire Council) and not a meeting with the Melksham Neighbourhood Plan Steering Group as premature ahead of any site assessment work.

Victoria explained that Catesby were currently working with the landowner of Snarlton Farm, who wished to bring forward this site, which totalled 18 hectares, with a view to submitting a planning application shortly for c250-300 homes. It was proposed the site would include a green wildlife corridor enhancing Clackers Brook which ran through the site and also bring ecological benefits to the site.

Victoria explained the proposed site would be a standalone scheme, with no certainty a wider site was viable, particularly if it was not identified as a possible allocation in the emerging Local Plan. However, the site would look to facilitate a potential future access.

Several Councillors highlighted that the site equated to a piecemeal development, which could be part of a wider strategic site and bring with it infrastructure, such as schools, medical facilities, community centre, highway improvements and local centre etc which a smaller site would not.

Catesby had held discussions with Melksham Town Football Club and Future of Footpath, regarding the provision of a 3G pitch at Oakfields. During those discussions it was noted there were issues with Winter provision, particularly for youth teams and therefore the Football Foundation had been approached regarding securing a 3G pitch. It was understood that whilst the Football Foundation were prepared to fund such provision, there was a shortfall in funding and therefore, discussions had been held with Catesby to ascertain if they could help towards funding of this gap.

Victoria explained that in coming forward with a smaller scheme, Catesby wanted to identify something the site could contribute towards, over and above what was usually required in Section 106/CIL contributions but were happy to discuss what the Council would like to see included on the site.

With regard to the larger parcels of land, Victoria understood Gleeson were looking to submit a planning application for the land to the north of their site shortly which would include a primary school and local centre. Therefore, if Gleeson were providing these, then this smaller site could look at providing something else as well the expected Section 106/CIL contributions.

Councillor Baines raised a concern if this development were to go forward and the adjacent strategic site did not come forward in the Local Plan, then it would be isolated with no facilities and thereby put a strain on existing facilities. There was also the possibility of an Eastern Bypass and if the bigger highway scheme could not be afforded, Eastern Way could potentially be the Eastern route for the A350 bypass, therefore, isolating the site even further.

Victoria explained Catesby were aware of the potential for an Eastern bypass and the most recent proposed route had been highlighted on their plan. A Transport Assessment would initially look at the site without the bypass in place but may have to look at it in place as proposals progressed.

Victoria asked if providing a community hub, which could deliver a multitude of facilities such as pharmacy, dentist etc would alleviate concerns raised during the meeting.

Councillor Sankey explained the issue with getting doctor and dentists was not the provision of the facilities themselves but actually recruiting them in the first instance and whilst agreeing with the concerns raised at providing a piecemeal development, as opposed to a strategic development, expressed a concern at sending out the wrong message that both councils would prefer to see large scale development

taking place in Melksham. Therefore, he felt what needed to be looked at was what was being proposed regarding a smaller site and what could reasonably be achieved from this development.

Councillor Pafford asked why this site was being put forward now, given Wiltshire Council's emerging Local Plan, where a strategic objective for Melksham would be set and as Melksham had a made Neighbourhood Plan.

Victoria confirmed the reason for putting a proposal forward now was due to Wiltshire Council not having a 5-year land supply and due to Melksham having a made Neighbourhood Plan which was currently being reviewed. Therefore, they had seized the opportunity, as the plan would be 2 years old in July and therefore not afforded the National Planning Policy Framework (NPPF) Paragraph 14 protection. Victoria went on to explain that the strength of the current Melksham Neighbourhood Plan over the last two years had been the reason that they had not submitted a speculative planning application to date.

Victoria explained as part of the Local Plan Review, it was hoped to see this site come forward as part of a wider strategic allocation in Melksham. If it did not and the Local Plan was postponed even further, it was felt this site was a suitable standalone scheme, to help with the lack of a 5-year land supply in Wiltshire. Catesby were keen to provide real benefits to the community at the same time, such as the possibility of a sports connection, but were not fixed on this aspect, it was just an initial idea, given the proximity of the Oakfield facilities.

The Town Clerk explained the whole East of Melksham development had been promised a community hall for some time. The Town Council were currently looking for a suitable site, following a recent planning application for 10 dwellings adjacent to the proposed site resulting in the community hall being somewhat hemmed in. Section 106 and Community Infrastructure (CIL) funding was available to go towards the build. Therefore, she sought a way to work together on this and provide a facility for the whole of the East of Melksham.

Victoria explained she welcomed discussions on this and the potential for providing a community hall, which could benefit new housing, as well as provide a sense of connectivity to existing housing. However, appreciated it would have to be accessed via a busy road and therefore would need to look at providing appropriate crossing points, so it was not an isolated building.

The Parish Clerk explained Wiltshire Councillor Nick Holder, Chair of the Area Board Health & Wellbeing Group was currently working to prompt the local NHS Estates Team into producing a coherent plan for the Melksham area. Particularly, as there was local evidence from the GP surgeries that NHS contributions through S106 contributions were not filtering through to the local community. This would provide the evidence of need for proposals of new housing developments in the area.

Victoria stated it was hoped to encourage people from the existing developments nearby to enjoy the recreational facilities they would be providing around Clackers Brook. With Councillors suggesting the provision of a bridge, possibly a 'green bridge' or underpass would be useful, rather than a light controlled crossing.

The Parish Clerk highlighted this application was not plan led and stated various reports were available as part of the Neighbourhood Plan Review, such as a Housing Needs Assessment, with a Green Gap and Site Assessment Reports due shortly and hoped the current Neighbourhood Plan policies and existing and emerging evidence reports would be taken into account.

Councillor Pafford queried whether during discussions on 3G pitch provision whether the costs of providing such a pitch had been raised.

Victoria confirmed whilst the Football Foundation had stated they could provide a certain percentage of funding towards the provision of a 3G pitch, there would be a gap in funding and therefore needed to demonstrate monies were in place to cover this gap, with potential for the gap to be covered by funding from this development. However, the level of funding was still to be considered, bearing in mind other requirements that perhaps the site would need to provide, such as a community building, over and above normal policy requirements and infrastructure.

The Parish Clerk explained she had met with the Football Foundation and understood the Town Clerk was also due to meet them as was Wiltshire Councillor Nick Holder (Ward Member). Both Clerks had also met with Danny Geeson, Play & Leisure Strategy Officer for Wiltshire Council who clarified there was an evidenced need for a 3G pitch in the Melksham Community Area. There was also an emerging playing field strategy, in which it was expected this need would come forward as part of that. Therefore, whilst there was an identified need for a 3G pitch in the Melksham Community Area for a variety of field sports, an appropriate location which provided the best access for the local community was undecided at this stage.

Victoria welcomed this information as it provided more clarity and at the same time had been comforted by the talks with Melksham Football Club that to meet the needs of the Football Foundation, the facility would need to have community access and be used by a variety of groups. Therefore, Catesby welcomed discussions with the council to find out how to deliver such a facility, which best met the needs of the community and if this were something Catesby were able to take forward, suggested a location to the front of the Melksham Town FC part of the Oakfield facilities.

The Parish Clerk suggested the Parish Council, Town Council and Wiltshire Council considered the best location for a 3G pitch, as it could be located elsewhere in the Melksham Community area, however, this did not stop a playing fields financial contribution being made via Section 106 contributions.

Catesby's attention was drawn to information contained within the recent Housing Needs Assessment undertaken as part of the Neighbourhood Plan Review for the

need for 2 and 3 bed dwellings and the evidence of type and tenure of affordable housing required. A need for more bungalows was also raised.

The Parish Clerk noted that AECOM had previously assessed this site for the current Neighbourhood Plan and had stated this site was situated within an area of Best and Most Versatile agricultural land. In terms of potential changes to the National Planning Policy Framework (NPPF), the land had been used for food production until recently which is planned to carry more weight in the new NPPF amendments planned for Spring 2023. The AECOM report also details a woodland corridor through Clackers Brook, as well as the view from Sandridge, with any development in this area impacting these.

Victoria took this information on board and highlighted there was a desire to make the Clackers Brook corridor attractive, and in turn improve biodiversity. A Visual Impact Assessment had already been undertaken. Regarding the agricultural classification of the land, they would need to prove the site could be developed.

The Parish Clerk highlighted the impact this development would have on New Road, which was a single-track road and used as a 'rat run' to access Chippenham and the M4 via the National Trust village of Lacock including its historic bridge which again was single track.

Victoria took this information on board and stated she would make sure their transport consultants considered it and sought other routes in the area which needed to be borne in mind.

It was highlighted consideration needed to be given to how this site could impact the new roundabout under construction in Spa Road as part of the East of Melksham extension. It was noted this route may potentially be the preferred route by drivers to access road infrastructures North and South. Consideration also needed to be given to the provision of a roundabout on the Southern entrance to the proposed site.

It was noted there were various Rights of Way in the vicinity which could be improved/upgraded, including the provision of lighting via Section 106 contributions from this application if approved. It was noted the footpath to the rear of Melksham Oak School, which was to be upgraded to a pedestrian/cycleway, as part of the Section 106 Agreement associated with the extension to East of Melksham (450 houses) had yet to be upgraded and was also nearby.

Councillor Pafford stated that if a planning application were approved, a contribution towards the provision of lighting to the footpath to the rear of Melksham Oak rather than establishing another footpath would be preferred.

Victoria explained once the application was submitted, discussions would take place with Highways and Footpath Officers, to determine what they would like to see, such as improvements to footpaths etc.

It was stated the Parish Council would like to see the following:

- Adherence to Melksham Neighbourhood Plan policies and emerging Neighbourhood Plan and evidence documents.
- Circular pedestrian routes around the site.
- The Parish Council wish to enter into discussions being the nominated party for any proposed LEAPs (Local Equipped Area of Play)/Play area and also seek a maintenance contribution in the Section 106.
- Equipment installed for teenagers such as a teen shelter/MUGA and somewhere to kick a ball around.
- Contribution towards playing fields.
- The provision of benches and bins where there are circular pedestrian routes and public open space and the regular emptying of bins to be reflected in any future maintenance contribution.
- Connectivity with existing housing development so not isolated.
- There are practical art contributions Parish Council are involved in public art discussions
- Contribution towards improved bus services, which serve the area.
- Any bus shelters provided are suitable in providing Real Time Information (RTI) i.e. access to an electricity supply, WiFi connectivity and are an appropriate height or provided with RTI already included.
- Speed limit within the site is 20mph and self-enforcing.
- Proposed trees are not planted on boundaries of new/existing housing, but further into public open spaces.
- The development is tenant blind.
- If adjacent to existing dwellings the design is such that the layout is garden to existing garden.
- The road layout is such that there are no dead ends in order that residents and refuse lorries do not need to reverse out of roads.
- Contribution to educational and medical facilities within the Melksham area.
- There is visible delineation between pavement and roads so they are easily identifiable.
- The provision of bird (swift boxes), bat and bee bricks, reptile refugia and hibernacula within the development, in order to increase biodiversity.
- Improvements to Rights of Way in the area.

Katie stated it was hoped to start public consultation shortly and whilst on-line consultations worked best, sought a steer from the council if in person consultation should also take place. The Council welcomed 'in person' consultation in addition an online consultation, suggestion the Campus may be a suitable location for this to take place.

Meeting closed at 11.30pm

F.A.O Ruaridh O'Donoghue

Planning Department, Wiltshire Council
County Hall,
Bythesea Rd,
Trowbridge
BA14 8JN

25th August 2023

Delivered via email

**APPLICATION REFERENCE: PL/2022/08155 – LAND WEST OF SEMINGTON ROAD,
MELKSHAM**

Dear Ruaridh,

Further to our telephone conversations, I am pleased to submit our response to the Groundwater Flooding Issue you have raised in relation to our planning application at Land West of Semington Road, Melksham. This response has been prepared in consultation with our drainage consultants at Abley Letchford Partnership, as well as a specialist hydrologist at Omnia Consulting.

This represents a resubmission package to address comments raised on the groundwater levels, as well as picking up on comments from the LLFA on the illustrative layout. The design has now been amended to respond to the relevant easement required around the existing sewer in the south-western corner on our site.

Please find attached the following documents:

- 3888 - 02B Parameters Plan (BHB)
- 3888 - 03B Illustrative Layout (BHB)
- 3888 Design and Access Statement_Rev E (BHB)
- A380-R002 Rev B Flood Risk Drainage Statement Phase 2 (002) (Abley Letchford)
- Melksham Groundwater Flooding Issue - letter to Council (Abley Letchford and Terra)
- Melksham – Omnia note (Omnia Consulting)

This resubmission follows the approval of the Reserved Matters application on the adjacent site, Land West of Semington Road (LPA ref.: 20/07334/OUT). The original officer's report, prepared by yourself in October 2020, makes no reference to groundwater being an issue. Notably this is after May 2019

when the Strategic Flood Risk Assessment (SFRA), from which the current concern relating to the risk of ground water flooding originates, was published.

4The neighbouring site was granted consent for residential development on appeal by the Planning Inspectorate (APP/Y3940/W/21/3285428). The decision date was the 30th of May 2022. Not only did the determination of the appeal post-date the publication of the SFRA, it also post-dates the changes to the National Planning Policy Framework (NPPF) (2021) which introduced the requirement for a sequential approach to be applied to all sources of flooding.

4In the consideration of that application the Council raised no concern in relation to flood risk from groundwater. The only concern related to the provision of a satisfactory surface water drainage strategy. This issue was resolved between the Appellant and the LLFA and the Inspector concluded:

“Therefore, I am satisfied that the proposed scheme would not lead to increased flood risk in the area.”

There is no evidence to support the assertion that risk to this application site is any different to that at the appeal site.

Furthermore, as mentioned, the adjacent site recently received Reserved Matters approval for 50 dwellings (ref. PL/2023/00808). Your officer’s report includes a section on Drainage with commentary on groundwater levels. It reconfirms that the LLFA were satisfied with the proposal subject to an appropriate condition. The report details:

The drainage strategy was agreed at OUT stage which included a short technical note and strategy drawing. The Lead Local Flood Authority (LLFA) have reviewed the details submitted with this REM application and following a holding objection a more detailed strategy was produced which has enabled the LLFA to remove their objection. In so far as the reserved matters of scale, appearance, layout or landscaping, they no longer have any objections to the proposal subject to a condition.

The matter left to condition was regarding a Construction and Environmental Management Plan (CEMP) to ensure the control of pollution of groundwater and nearby watercourses during the course of the construction. This is an issue which would have been known about at OUT stage as it is obvious that construction processes will have impacts of this nature and the nearby watercourses and groundwater levels were known about. Such a condition should have been imposed on the OUT permission. It is considered to be an ultra vires condition and in line with the PPG advice references above, cannot be imposed on the REM consent as it does not specifically relate to a reserved matter. It is noted that the construction impacts upon neighbour and the highway was secured in a CEMP on the OUT consent. The same should have applied for this matter.

The report acknowledges that the presence of groundwater was known about at Outline stage, and the application received Outline permission. Further, it acknowledges that the CEMP should have been imposed at Outline stage to ensure the control of groundwater as an appropriate way to manage groundwater. Terra acknowledges that this will require further periods of groundwater monitoring, which can be managed by the CEMP and enforced by a relevant condition. Terra would accept such a

condition(s) for this application as a way of managing groundwater, in line with the permission on the adjacent site.

Terra's application site is within the same field as the consented scheme which has now received Outline and Reserved Matters approval, accepting the principle of residential development on this field. Additionally, the principle of development on the adjacent scheme was tested and accepted at appeal. Given this, there is no reason to consider development on this site as unacceptable due to groundwater.

I trust this resubmission of information addresses all outstanding points relating to the application. Should you have any further queries, please do not hesitate to contact myself or my colleague Richard Pitt (rpitt@terrastrategic.co.uk).

T. Almeida

Tamsin Almeida MRTPI

Planning Manager
Terra

talmeida@terrastrategic.co.uk

EXTRACT FROM PLANNING COMMITTEE MINUTES OF MELKSHAM WITHOUT PARISH COUNCIL MEETING, MONDAY 28 NOVEMBER 2022

PLANNING APPLICATION: PL/2022/08155: Land to the West of Semington Road, Melksham. Outline planning permission for up to 53 dwellings including formation of access and associated works, with all other matters reserved.

Members noted and supported the useful comments from the Wiltshire Council Spatial Planning Officer on proposals for the site.

Councillor Wood informed the meeting the Neighbourhood Plan Steering Group were looking at including an additional policy to protect landscape gaps and hopefully this would add some protection against future development.

The Clerk explained if the application was for 103 dwellings, rather than two separate applications, several things would be triggered, such as providing a contribution towards education and other infrastructure and therefore it felt wrong that the two applications would not have to contribute towards these, particularly as both applications had been submitted by Terra Strategic and were described as Phase 1 (20/07334/OUT) and Phase 2 for this application.

Comments: To fully support the comments made by the Spatial Planning Officer and to object to this application for the following reasons:

- The site is outside the settlement boundary and is in the village of Berryfield, which is classed as a “Small Village” in the Core Strategy. Please also refer to Policy 6: Housing in Defined Settlements of the made Melksham Neighbourhood Plan regarding development in the small villages of Beanacre and Berryfield.
- This site was previously turned down in May 2017 for 160 dwellings, and the reasons for that refusal still stand. Precedent is also set within the assessment of the principle of development for 16/11901/OUT on applications in the Semington Road area that do not fall under the existing built area of Berryfield or within the settlement boundary of Melksham Town. The site therefore conflicts with Core Policy 2 of the Wiltshire Council Core Strategy as it is outside the defined limits of development and has not been brought forward through the Site Allocations DPD or the Melksham Neighbourhood Plan.
- Whilst there currently is a lack of 5-year land supply, the Melksham area has exceeded the number of dwellings required by the Core Strategy by 2026 and the protection of paragraph 14 in the NPPF is valid with a current adopted Melksham Neighbourhood Plan less than 2 years old. This was confirmed by the Planning Inspector for the appeal at the adjacent site 20/07334/OUT; AP-36412.
- The development proposed is for 100% affordable housing, which conflicts with Wiltshire Council’s Core Strategy Policy 43 ie ‘the need for developing mixed, balanced and inclusive communities, affordable housing units to be dispersed throughout a development and designed to be high quality, so as to

be indistinguishable from other developments.’ On recently meeting Sovereign Housing at pre-app stage for the adjacent site (20/07334/OUT) they mentioned that the 50 dwelling site was about the right size for a wholly affordable housing site for themselves. On their proposed pre-app drawing for that development, it is shown as Phase 1, and this proposal is described as Phase 2 with a connecting road shown between them. The applicant is the same for both sites at outline stage.

- If Wiltshire Council are minded to approve this application, please refer to the published Housing Needs Assessment undertaken for the review of the Melksham Neighbourhood Plan to give a steer on the mix of type and tenure that are needed in the Neighbourhood Plan area, and in fact broken down into smaller settlement areas within the NHP area
https://www.melkshamneighbourhoodplan.org/files/ugd/c4c117_4c8411b64439472fbfcf8e856799e2c9.pdf
- The loss of Grade 2 agricultural land (Best Most Versatile land). It is noted that it is suggested within one of the developer’s submission documents that this particular parcel of land was unsuitable for agricultural use and was fallow. The parish council do not want to see the loss of good quality land from agricultural use. Residents from the neighbouring Townsend Farm development confirm that this year rapeseed had been grown and cultivated in the field and for the last 15+ years there had always been either crops or animals on the land.
- Highway safety concerns with regard to access to the site as Semington Road is quite narrow where the access is proposed. In addition, the highway safety for residents in terms of accessing facilities in the town with them having to cross the busy A350. Whilst the light controlled crossing to the east had recently been upgraded as part of the Active Travel project by Wiltshire Council, there was still an informal, desire line across the east of the A350 roundabout to access the town centre and Aloeric school. The proposed site entrance is very close to the entrance to the Mobile Home Park and in addition to the road calming measures already in place this could lead to congestion and traffic issues, especially on the Semington Road roundabout at the A350. The A350 is a primary route, with some 20,000 vehicles using it per day.
- Access to schools and lack of school places. Whilst Aloeric School may be the nearest, this requires people having to cross the busy A350. The proposed primary school at Pathfinder Place, Bowerhill is not yet built and there is no footpath proposed from Berryfield to Pathfinder Place for those wishing to access the school on foot. St George’s Primary School in Semington is some distance away and for access by vehicle would require a circuitous route via the A350 due to the Bus Gate at the entrance to Semington Village from the Semington Road. It was noted that there is no pre-school provision at Aloeric school and this needed to be borne in mind for any potential walking route being assessed for early years children. The parish council raised concerns about the recent Road Safety Report for 20/01938 of which children would be using the same route to school. This contradicted itself by saying that the route was safe as children would be accompanied by an adult, and elsewhere reported that the assessor

witnessed an unaccompanied child on a scooter en route to school. In addition, children may be accessing other primary schools at Bowerhill and the proposed school at Pathfinder Place

- The application makes no reference to a contribution to the proposed Melksham Link canal restoration by the Wilts & Berks Canal Trust (12/01080).
- The erosion of the rural buffer and visual green gap between the town of Melksham and the small village of Berryfield.

Should Wiltshire Council be minded to approve this application the Parish Council would like to see the following conditions included in the Heads of Terms for the S106 Agreement:

- There are practical art contributions.
- A LEAP (Local Equipped Area of Play) is provided which includes bins and benches as well as public open space and the regular emptying of bins to be reflected in any future maintenance contribution.
- The Parish Council wish to enter into discussions on being the nominated party for any equipped play area for the site, and the associated maintenance contribution.
- Bus shelters to be provided in Semington Road with WiFi connectivity to provide Real Time Information.
- The road layout is such that there are no dead ends in order that residents and refuse lorries do not need to reverse out of roads.
- There is a visible delineation between the pavement and the road.
- As no community facility is being provided from this application, that a contribution is made towards the running costs of the new village hall being provided as part of planning application 16/00497/OUT on Semington Road.
- A contribution is made to public transport.
- A contribution towards the canal scheme.
- Equipment is provided for teenagers, such as a teen shelter with WiFi connectivity.
- The provision of circular walking routes with the provision of benches and bins
- The provision of bird, bat and bee bricks, reptile refugia and hibernacula in order to increase biodiversity and wildlife in the development

To request Councillor Seed call in the application (highlighting comments by the Spatial Planning Officer) for discussion at a Wiltshire Council Planning meeting.

**ADDITIONAL COMMENTS RELATING TO PLANNING APPLICATION PL/2022/08155:
DEVELOPMENT WEST OF SEMINGTON ROAD FOR 53 DWELLINGS.**

Having met with the developers, Terra Strategic since submitting our comments, the Parish Council wished to submit additional comments:

During discussions with the developer, it was noted there are proposals for a footpath from the development to Berryfield Lane at the South Western Corner.

Members are concerned this may become an informal route for those wishing to access the town via the A350, which raises safety concerns for residents, given the volume and speed of traffic where Berryfield Lane joins the A350.

Members also ask for some form of fencing to be installed on the Northern side of the development to stop people trying to access the A350 from this part of the development, with additional hedging in order to make it impermeable and discourage people trying to cut through to the A350.

If Wiltshire Council are minded to approve this application, then the parish council would like to request the following additional things:

Children from this development will presumably be walking to the new proposed primary school at Pathfinder Place and Melksham Oak Secondary School, the Parish Council are very keen to improve the pedestrian access from this and other new development in Semington Road to the school and therefore request a new footpath along the Southern side of Western Way.

There is a £200,000 highway contribution attached to planning application PL/2022/02749 for 144 houses on Semington Road that is no longer required to improve the crossing on the A350, because it has been completed as part of improvements to the Melksham to Hilperton cycle route via Government Active Travel funding. We have today written to Steven Sims and Mark Wiltshire, Major Projects, Wiltshire Highways regarding this funding with a request it be used to help fund a footpath along Western Way.

Therefore, there is an opportunity from this development and Phase 1 (planning application 20/07334 and PL/2022/02749) to really improve the access for children to be able to walk safely to school from Semington Road, including those at Bowood View (16/00497/OUT & 17/12514/REM).

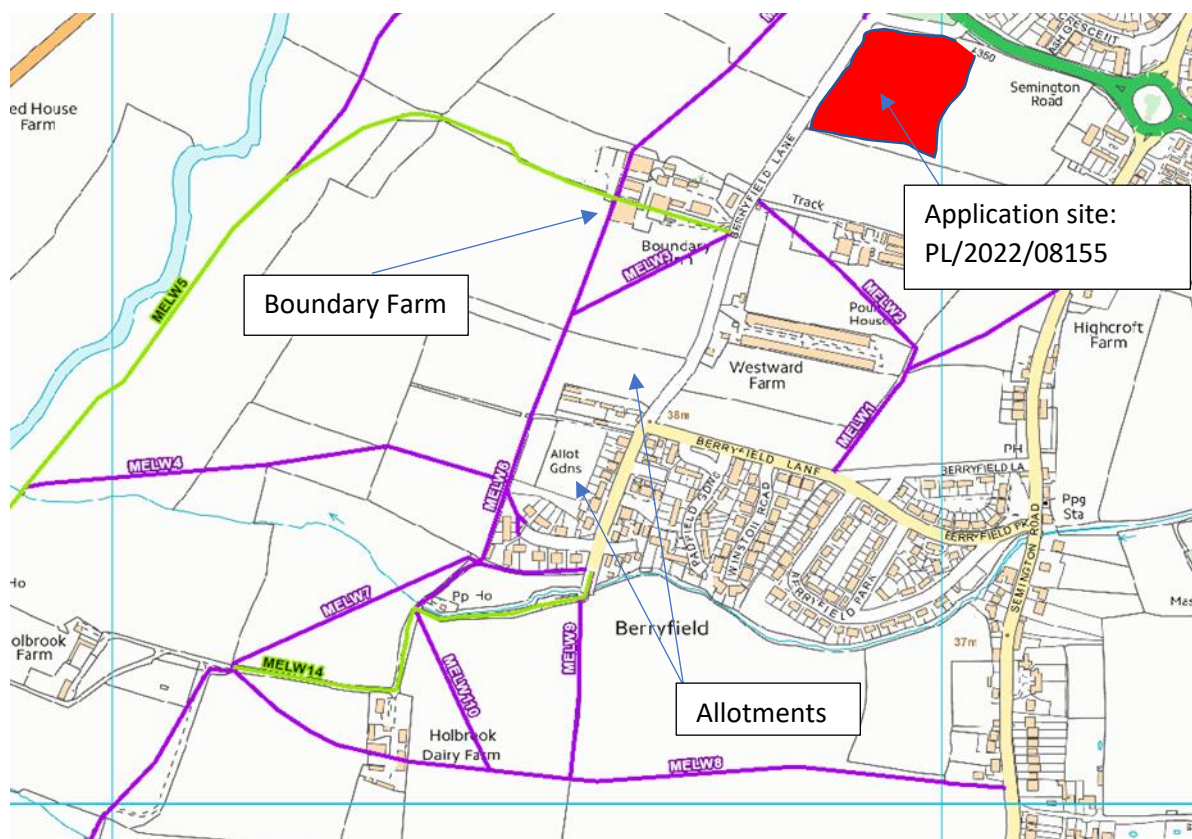
Informal discussions have since taken place with the Rights of Way Officer and potential improvements to the rights of way network as a result of this proposed development. As there will be a direct access from the development to Berryfield Lane, which leads to Rights of Way to the river and the Kennet & Avon Canal, there will likely be an increase in the number of residents using MELW05. As MELW05 is directly through an active farm, the Rights of Way Officer suggested that a diversion around the farm might be appropriate, due to the increase of potential walkers.

We believe in the close vicinity of the development site, all of the stiles have already been replaced with kissing gates but would like the Rights of Way Officer to confirm.

There are other planning applications in the close vicinity, such as PL/2022/02749 for 144 houses, where we have already been looking at improving the PROW network from this area and the Rights of Way Officer has already been in discussion with a landowner regarding a better route down to the river, as requested by residents and to legitimise a desire line which is already being used. This would require a diversion of MELW07 which has an indicative cost of between £12,000-£15,000, for the diversion and associated infrastructure as indicated by Paul Millard, Rights of Way Officer.

Therefore, the Parish Council ask that a contribution to improve rights of way in the vicinity of this development be included in the Section 106 Agreement.

Berryfield Lane is also the access point to the Parish Council's two allotment sites, with some 75 allotment plots, these are all full and have a waiting list. As they are in such close proximity to this proposed development, with such easy walking access, the Parish Council also seek a contribution towards purchasing additional land to provide allotments in the Berryfield area, in the Section 106 Agreement.



Lorraine McRandle

Subject: FW: Thank you for your comments PL/2023/06374

From: Wiltshire Council <planning@sf.wiltshire.gov.uk>
Sent: Thursday, August 17, 2023 9:56:17 AM
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Thank you for your comments PL/2023/06374

This email is confirmation that Wiltshire Council has received your comments as set out below. Your response to this consultation will be reviewed prior to it being made public and whilst every effort is made to publish comments as soon after receipt as possible, sometimes there can be a delay of up to 48 hours for which we apologise and for any inconvenience the delay may cause. During this time your comment is available for inspection by the Planning Officer.

Melksham Without Parish Council
Consultee (Statutory)
Stance : **No Objection**

Your Comment:

Comments: **Whilst having no objection, Members seek a condition on any planning consent, that the room above the garage is 'tied' to the house and cannot be converted into a separate dwelling.**

Members noted building works appear to have already started.

Planning Team
Wiltshire Council

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Lorraine McRandle

From: Maidman, Jonathan <Jonathan.Maidman@wiltshire.gov.uk>
Sent: 11 September 2023 14:45
To: Lorraine McRandle
Subject: RE: PL/2023/06374 : RAYNECROFT, 68C SHAW HILL, SHAW, MELKSHAM, SN12 8EN

Dear Lorraine

Thank you for your e-mail. I am agreeable to the request and look forward to receiving the Parish Council comments by 3rd October.

Just to clarify, planning permission was granted under Ref: PL/2022/03686 for a garage building which the applicant started to implement. The current application seeks to make some revisions to this approved scheme, namely the addition of a dormer and a new ground floor window.

Please do not hesitate to contact me should you require any further assistance.

Regards

Jonathan Maidman
Planning Officer
Development Management

Wiltshire Council

Tel: 01722 434384
Email: jonathan.maidman@wiltshire.gov.uk
Web: www.wiltshire.gov.uk

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From: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Sent: Monday, September 11, 2023 10:55 AM
To: Maidman, Jonathan <Jonathan.Maidman@wiltshire.gov.uk>
Cc: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>
Subject: FW: PL/2023/06374 : RAYNECROFT, 68C SHAW HILL, SHAW, MELKSHAM, SN12 8EN

Hi Jonathan

We have received notification of revised plans for the above planning application.

We are looking at changing our meeting schedule to accommodate various consultations and our next Planning meeting is now scheduled for 2 October.

Whilst noting the deadline for comments is 25 September, please can I have an extension on our comments until Tuesday, 3 October.

Look forward to hearing from you.

Teresa Strange

From: Teresa Strange
Sent: 18 September 2023 16:25
To: Cox, David
Cc: Developmentmanagement; Alford, Phil (Phil.Alford@wiltshire.gov.uk); Lorraine McRandle
Subject: Additional comments from Melksham Without PC re PL/2023/05883 for 3 dwellings for 52e Chapel Lane, Beanacre

Dear David

Further to the Melksham Without Parish Council comments on the planning application PL/2023/05883 for 3 dwellings for 52e Chapel Lane, Beanacre I am sending a further comment.

Residents of Chapel Lane raised with the parish council that the comments on the previous application for this address had Highway comments that said it was not suitable, however, after the meeting we were unable to find those comments.

It transpires that what the residents were referring to were the highways comments on a pre-application for an adjacent site.

Please find details below from that applicant: Pre planning advice ENQ/2022/01256 refers.

As you will see, for the adjacent site, opposite the new application, the highway officer did not support one dwelling, and this planning application is for three.

With kind regards,

Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
01225 705700
www.melkshamwithout-pc.gov.uk

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Want to keep in touch?

Follow us on facebook: Melksham Without Parish Council or Teresa Strange (Clerk) for additional community news

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-----Original Message-----

From: XX

Sent: 18 September 2023 16:05

To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>

Subject: Pre planning advice ENQ/2022/01256

Hi Teresa

Good to speak to you today

As discussed, I enclose comments from highways on our pre app advice received in the autumn of 2022 on a proposal for one small bungalow on the field directly opposite the recent proposed development in Chapel Lane. The pre app advice planning reference number is ENQ/2022/01256. The house would have been built on the end of the row of houses next door to 52C.

As you see, the objections were on several policy grounds, so it is surprising that the Highways department has not quoted these on the recent planning application (PI/2023/05883) Let me know if you need more Kind regards XX

Highway Matters.

As a part of the pre-application process, the Highways section of the Council has been consulted for their comments in regard to the siting of a house at this location. Whilst the principle of a new dwelling is not acceptable at this location, for the sake of completeness I attach below the response from the Highways Officer who, as you can see does not support the creation of a new dwelling:

“The site is located outside of the housing development boundary and is therefore considered to be contrary to the Wiltshire Core Strategy, Core Policy 60 and 61 and of Section 9, paras 104, 105, 110 & 112 of the National Planning Policy Framework 2021 which seeks to reduce the need to travel particularly by private car, and support and encourage sustainable, safe and efficient movement of people and goods.

Lorraine McRandle

Subject: FW: Photo evidence from Melksham Without PC for PL/2023/05883 for 3 dwellings for 52e Chapel Lane, Beanacre

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>

Sent: 18 September 2023 16:31

To: Cox, David <David.Cox@wiltshire.gov.uk>

Cc: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>; Alford, Phil (Phil.Alford@wiltshire.gov.uk) <Phil.Alford@wiltshire.gov.uk>; Lorraine McRandle <office@melkshamwithout-pc.gov.uk>

Subject: Photo evidence from Melksham Without PC for PL/2023/05883 for 3 dwellings for 52e Chapel Lane, Beanacre

Hi David

Please find photos from a resident, that have been taken in the last few days, of all the bins currently put out onto the very busy A350 at Beanacre from Chapel Lane.

The additional bins that the 3 new dwellings would produce, were one of the concerns raised by residents, and by Melksham Without Parish Council for this reason.

This resident struggled to get past them without stepping out onto the highway on the A350.

With kind regards, Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
01225 705700
www.melkshamwithout-pc.gov.uk

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Want to keep in touch?

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From: XX

Sent: 18 September 2023 16:19

To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>

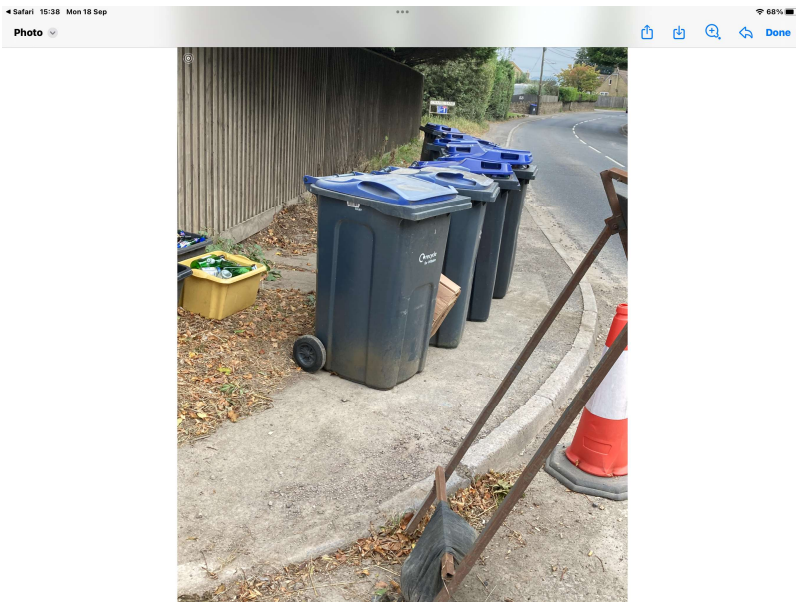
Subject: Bins from Chapel Lane

Hello Teresa

As promised photos of bins! First one is on Chapel Lane (complete with passing lorry) making the entrance and exit even narrower and second photo the overflow onto pavement along 350. As you see not much room to get past without straying onto the road. Both lots of bins further obstruct visibility for traffic exiting the lane.

Regards

XX



Sent from my iPad

Development Services

Wiltshire Council

Tel: 0300 456 0114

PlanningAppeals@wiltshire.gov.uk

19th September 2023

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAMES:	Hallam Land Management
APPEAL SITE:	Land South of Western Way, Melksham
PLANNING APPLICATION REF:	PL/2022/08504
PROPOSED DEVELOPMENT:	Outline application (with all matters reserved except for access) for the erection of up to 210 residential dwellings (Class C3) and a 70 bed care home (Class C2) with associated access, landscaping and open space (Resubmission of 20/08400/OUT)
INSPECTORATE REFERENCE:	APP/Y3940/W/23/3324031

Further to our previous letter in respect of the Planning Appeal inquiry for the above address, I am now writing to inform you of the date and venue of the Inquiry.

The Inquiry will open at **10:00am** on the **24th October 2023** at **Melksham Town Hall, The Market Place, Melksham. Wiltshire SN12 6ES.**

The appeal will be attended by the local planning authority, the appellant, and a presiding inspector.

The Inspector appointed by the Secretary of State will hold the Inquiry, opening on the date shown above to decide the appeal.

Members of the public may attend the Inquiry and at The Inspector's discretion, express their views.

It is anticipated the inquiry will last for 1 day. It will be held as an in-person event.

If you wish to participate in the Inquiry, please contact the Local Planning Authority (email: planningappeals@wiltshire.gov.uk).

Please confirm whether you want to take an active part in the discussions or anticipate attending just as an observer.

If you wish to take an active part in the discussion, please confirm if you support or oppose the appeal.

Inquiry Attendance Information

Before deciding whether to take an active part in the Inquiry, you need to think carefully about the points you wish to make. All written submissions from application and appeal stage will be taken into account by the Inspector and re-stating the same points won't add any additional weight to them.

Please make clear in your response the particular topic areas you are interested in. If you want to take an active part but feel unable to for any reason, and/or the points you want to make are not covered in the evidence of others, consider whether someone else could raise them on your behalf.

If you, or anyone you know, has a disability and is concerned about facilities at the venue, you should contact the Council to confirm suitable provisions are in place.

Documents relating to the appeal(s) can be viewed on the Council website. www.wiltshire.gov.uk/planning-building-control/planning

Contact point at the Planning Inspectorate:

Alison Dyson, The Planning Inspectorate, 3RD Floor, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0303 444 5304. E-mail alison.dyson@planninginspectorate.gov.uk

Yours faithfully

Head of Development Management

Lorraine McRandle

Subject: FW: New premise licence application - Whitley Stores at The Pear Tree Inn, Pear Tree Inn, Top Lane, Whitley, Wiltshire, SN12 8QX
Attachments: Whitley stores plan.pdf; Whitley stores application redacted.pdf

From: Hyde, Emma <Emma.Hyde@wiltshire.gov.uk>

Sent: Friday, September 22, 2023 12:10:30 PM

Subject: FW: New premise licence application - Whitley Stores at The Pear Tree Inn, Pear Tree Inn, Top Lane, Whitley, Wiltshire, SN12 8QX

Good Morning,

The Licensing Authority has received a New Premises Licence application for Whitley Stores at The Pear Tree Inn, Pear Tree Inn, Top Lane, Whitley, Wiltshire, SN12 8QX

The application is for the following licensable activities:
OFF Sales of Alcohol : Monday – Saturday: 08:00 – 18:00
Sunday 10:00 – 16:00

I have attached a copy of the application and plan for your persual.

Any written representations against/for the application must be received in writing no later than Wednesday 18th October 2023

If you require any further information please contact me.

Kind regards
Emma Hyde
Public Protection Officer – Licensing

Wiltshire Council

Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN
T. 01249 706414 | www.wiltshire.gov.uk
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Application for a premises licence to be granted under the Licensing Act 2003

Please read the following instructions first

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We SHAW AND WHITLEY COMMUNITY HUB LTD

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description SHAW AND WHITEY COMMUNITY HUB LTD T/A WHITLEY STORES THE PEAR TREE TOP LANE WHITLEY			
Post town	MELKSHAM	Postcode	SN12 8QX

Telephone number at premises (if any)	██████████
Non-domestic rateable value of premises	£2,475

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **appropriate** **Please tick as appropriate**

a)	an individual or individuals *		please complete section (A)
b)	a person other than an individual *		
	i	as a limited company/limited liability partnership	<input checked="" type="checkbox"/> please complete section (B)
	ii	as a partnership (other than limited liability)	<input type="checkbox"/> please complete section (B)
	iii	as an unincorporated association or	<input type="checkbox"/> please complete section (B)

	iv	other (for example a statutory corporation)		please complete section (B)
c)		a recognised club		please complete section (B)
d)		a charity		please complete section (B)
e)		the proprietor of an educational establishment		please complete section (B)
f)		a health service body		please complete section (B)
g)		a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales		please complete section (B)
ga)		a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England		please complete section (B)
h)		the chief officer of police of a police force in England and Wales		please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a statutory function or
- a function discharged by virtue of Her Majesty's prerogative

(A) Individual applicants (fill in as applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)

Second individual applicant (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth or over		I am 18 years old		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

(B) Other applicants

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name	SHAW AND WHITLEY COMMUNITY HUB LTD
Address	63A SHAW HILL SHAW WILTSHIRE SN12 8EX
Registered number (where applicable)	COMPANY NUMBER RS008517
Description of applicant (for example, partnership, company, unincorporated association etc.)	COMMUNITY BENEFIT SOCIETY
Telephone number (if any)	[REDACTED]
E-mail address (optional)	[REDACTED]

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
0	1	1 1 2 0 2 3

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

<p>Please give a general description of the premises (please read guidance note 1)</p> <p>SMALL COMMUNITY SHOP WITHIN A DEDICATED BUILDING. THE SHOP WILL BE OWNED AND RUN BY THE COMMUNITY AND WILL SELL GENERAL GROCERIES, CONVENIENCE PRODUCTS, ALCOHOL, STATIONARY AND NEWSPAPERS.</p>
--

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)		Please tick all that apply
a)	plays (if ticking yes, fill in box A)	
b)	films (if ticking yes, fill in box B)	
c)	indoor sporting events (if ticking yes, fill in box C)	
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	
e)	live music (if ticking yes, fill in box E)	
f)	recorded music (if ticking yes, fill in box F)	
g)	performances of dance (if ticking yes, fill in box G)	
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	

<u>Provision of late night refreshment</u> (if ticking yes, fill in box I)	
<u>Supply of alcohol</u> (if ticking yes, fill in box J)	X

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon				Please give further details here (please read guidance note 4)	
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon				Please give further details here (please read guidance note 4)	Both
Tue					
Wed			State any seasonal variations for the performance of dance (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
Mon				Outdoors	
				Both	
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	
				Off the premises	X
				Both	
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5) NONE		
Mon	8AM	6PM			
Tue	8AM	6PM			
Wed	8AM	6PM			
Thur	8AM	6PM			
Fri	8AM	6PM			
Sat	8AM	6PM			
Sun	10AM	4PM			
			Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6) N/A		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	JOHN LISTER
Date of birth	[REDACTED]
Address	[REDACTED]
Postcode	[REDACTED]
Personal licence number (if known)	LN/000009651
Issuing licensing authority (if known)	WILTSHIRE COUNCIL

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

NONE

L

<p>Hours premises are open to the public Standard days and timings (please read guidance note 7)</p>			<p>State any seasonal variations (please read guidance note 5)</p> <p>NONE</p>
Day	Start	Finish	
Mon	8AM	6PM	
Tue	8AM	6PM	
Wed	8AM	6PM	
Thur	8AM	6PM	
Fri	8AM	6PM	
Sat	8AM	6PM	
Sun	10AM	4PM	<p>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)</p> <p>NONE</p>

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

THE SHOP WILL FOLLOW THE 'CHALLENGE 25' STRATEGY AND RETAIL OF ALCOHOL STANDARDS GROUP GUIDANCE TO ENSURE NO SALES OF ALCOHOL TO CHILDREN ARE PERMITTED. THE SHOP WILL TAKE ALL REASONABLE STEPS TO DEFEND AGAINST THE RISK OF SHOPLIFTING, WITH A FOCUS ON THE SECURITY OF ALCOHOLIC BEVERAGES AND ANY OTHER POTENTIALLY HARMFUL ITEMS.

b) The prevention of crime and disorder

SEE ABOVE

c) Public safety

SEE ABOVE

d) The prevention of public nuisance

SEE ABOVE

e) The protection of children from harm

SEE ABOVE

Checklist:

Please tick to indicate agreement

•	I have made or enclosed payment of the fee.	X
•	I have enclosed the plan of the premises.	X
•	I have sent copies of this application and the plan to responsible authorities and others where applicable.	X
•	I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.	X
•	I understand that I must now advertise my application.	X
•	I understand that if I do not comply with the above requirements my application will be rejected.	X
•	[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).	

It is an offence, under Section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application. Those who make a false statement may be liable on summary conviction to a fine of any amount.

It is an offence under Section 24b of the Immigration Act 1971 for a person to work when they know, or have reasonable cause to believe, that they are disqualified from doing so by reason of their immigration status. Those who employ an adult without leave or who is subject to conditions as to employment will be liable to a civil penalty under section 15 of the Immigration, Asylum and Nationality Act 2006 and pursuant to Section 21 of the same act, will be committing an offence where they do so in the knowledge, or with reasonable cause to believe, that the employee is disqualified.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none"> [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	[Redacted]
Date	20 Sep 2023
Capacity	DOMINIC SZANTO - TREASURER

For joint applications, signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	[Redacted]
Date	[Redacted]
Capacity	[Redacted]

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
[Redacted]			
Post town	[Redacted]	Postcode	[Redacted]
Telephone number (if any)	[Redacted]		
If you would prefer us to correspond with you by e-mail, [Redacted] our e-mail address (optional)			
[Redacted]			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.

- Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to

consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.

9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
10. Please list here steps you will take to promote all four licensing objectives together.
11. The application form must be signed.
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
14. This is the address which we shall use to correspond with you about this application.
15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be issued to an individual or an individual in a partnership which is not a limited liability partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have the right to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

They do this in one of two ways:

- 1) by providing with this application, copies or scanned copies of the documents which an applicant has provided, to demonstrate their entitlement to work in the UK (which do not need to be certified) as per information published on gov.uk and in guidance.
- 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Home Office online right to work checking service.

As an alternative to providing a copy of original documents, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth, will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be shared digitally. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copies of documents as set out above.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Data Protection: *Wiltshire Council will use this information for the purposes of The Licensing Act 2003 and related purposes. Any member of the public may examine the application form on request. Further information can be found at <http://www.wiltshire.gov.uk/community-safety-privacy-notice>*

You are providing your information to Wiltshire Council, contact details publicprotectionnorth@wiltshire.gov.uk. The Council's Data Protection Officer can be contacted via InformationGovernance@wiltshire.gov.uk. Your information is collected for the purpose of processing your licence application as required to fulfil the council's duties under the legislation, statutory or contractual requirement or obligation.

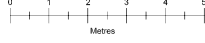
Legislation Context

Licensing Act 2003 for the processing of licensing applications and the prevention of fraud. The information may be shared with police, fire service and teams within Wiltshire Council, as statutory consultees, the Home Office to ascertain the right to work and HM Revenue and Customs, at their request, to identify potential fraud.

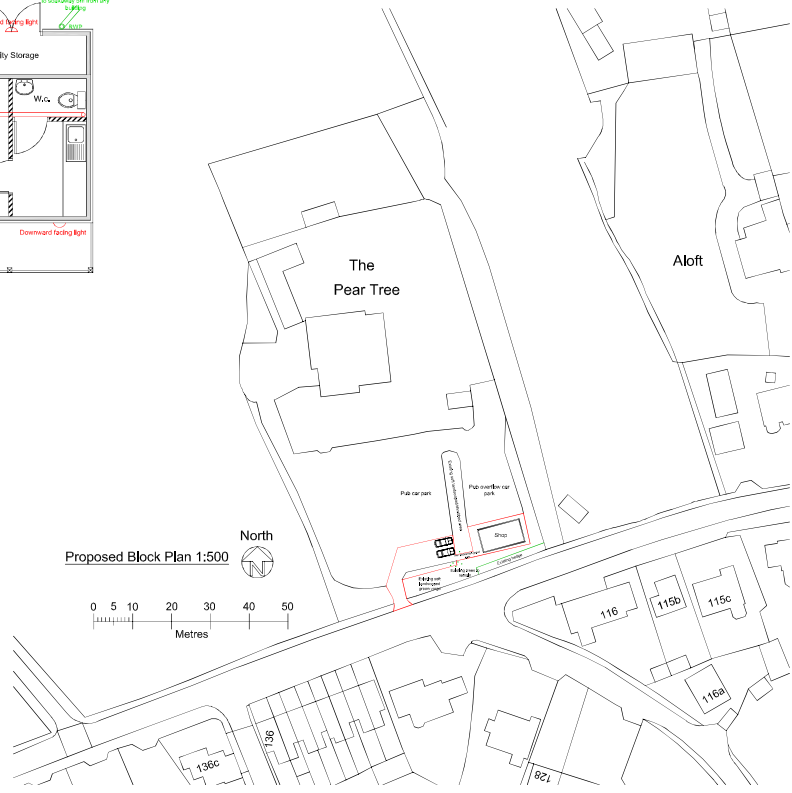
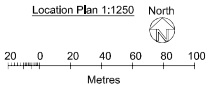
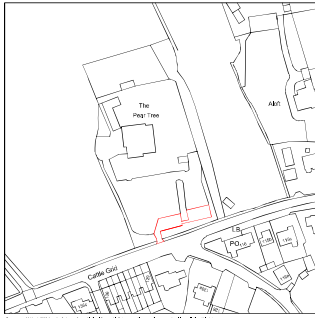
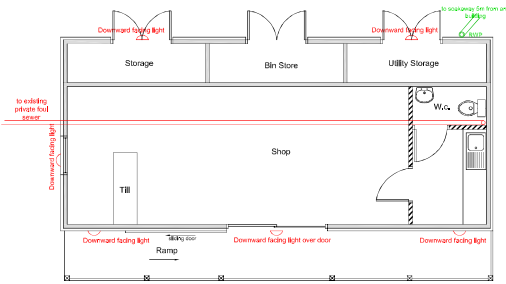
DRAWINGS BASED ON TOPOGRAPHY & SITE BOUNDARY LIMITS INFORMATION PROVIDED BY OTHERS. IF ON SITE DISCREPANCIES ARISE, DRAW TO A HARLOW & SON'S ATTENTION IMMEDIATELY.

IF IN DOUBT, ASK - DO NOT SCALE - CHECK ON SITE DIMENSIONS. SITE DIMENSIONS TO BE CHECKED PRIOR TO START - DISCREPANCIES TO BE RAISED WITH A HARLOW & SON.

ALL DIMENSIONS ARE TO STRUCTURAL ELEMENTS & NOT TO APPLIED FINISHES



Building Materials:
 Walls - Timber cladding
 Roof - GMP flat roof with solar panels laid flat
 Windows & Doors - Timber
 Rainwater Goods - UPVC
 Path - Gravel to make car park



Drawn by	A Harlow & Son 01225 938329		
Proposed Village Shop at The Pear Tree Inn Top Lane Whitley Wiltshire SN12 8QX			
A1 Papersize			
Scale	1:500, 1:50, 1:1250	Drawing No	AH2023/17
Date	17th July 2023	Sheet 1 of 1	Revision A

This drawing cannot be copied or given to third parties without the written permission of A Harlow & Son

Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place
Melksham
SN12 6ES

Development Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

Tel: 0300 456 0114

29 August 2023

planningtrees@wiltshire.gov.uk

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

Dear Sir/Madam

**Wiltshire Council – LAND NORTH OF DUNCH LANE, BEANACRE ROAD, MELKSHAM
Tree Preservation Order –TPO/2022/00326/WOOD**

We refer to our previous correspondence concerning the above. It was decided to confirm the Tree Preservation Order on **29 August 2023**.

We therefore enclose a copy of the confirmed Order for your attention and retention.

The validity of a Tree Preservation Order cannot be challenged in any legal proceedings except by way of application to the High Court. An application to the High Court may be made by any person who is 'aggrieved' by a Tree Preservation Order on the grounds:

- 1 that the Tree Preservation Order is not within the powers of the Act; or
- 2 that the requirements of the Act or the 2012 Regulations have not been complied with in relation to the Tree Preservation Order.

To be 'aggrieved', the applicant should be able to show that he has a sufficiently direct interest in the matter.

An application must be made within 6 weeks of the date of the Authority's confirmation of the Tree Preservation Order. The High Court may quash the Tree Preservation Order, or suspend its operation wholly or in part. Failure by the Authority to comply with the requirements of the Act or Regulations is not in itself sufficient for the Court to quash a Tree Preservation Order; the Court must also be satisfied that the interests of the applicant have been 'substantially prejudiced' as a result. Before making an application under this ground, therefore, any would-be applicant may first wish to consider whether the Authority's decision would have been more favourable to him if made in accordance with the statutory requirements.

Anyone thinking about making an application to the High Court is advised to take legal advice about the correct procedure to be followed (which is set out in Rules of Court) and the likely costs that would be incurred if the application failed.

Yours faithfully

David Wyatt
Arboricultural Officer
Email: david.wyatt@wiltshire.gov.uk
Telephone: 01225 716762

TOWN AND COUNTRY PLANNING ACT 1990

Wiltshire Council – LAND NORTH OF DUNCH LANE, BEANACRE ROAD, MELKSHAM

Confirmed Tree Preservation Order TPO/2022/00326/WOOD

Wiltshire Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990, as amended in the Town and Country Planning (Tree Preservation)(England) Regulations 2012, make the following Order:

Citation

This Order may be cited as Wooded area on land adjacent to the A350, north of Dunch Lane, Melksham

Tree Preservation Order: TPO/2022/00326/WOOD

Interpretation

2. (1) In this Order "the authority" means the Wiltshire Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and County Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provision on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall:-
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule of this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter 'C' being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 19 day of July 2023

David Wyatt

Signed on behalf of the Wiltshire Council
Authorised by the Council to sign in that behalf

CONFIRMATION OF ORDER (without modifications)

This Order was confirmed by the Wiltshire Council without modifications on the 29 day of August 2023.

David Wyatt

Authorised by the Council to sign in that behalf.

CONFIRMATION OF ORDER (with modifications)

This Order was confirmed by the Wiltshire Council subject to the modifications indicated by (*state how indicated*),

on the day of

.....
Authorised by the Council to sign in that behalf.

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by the Wiltshire Council on the

..... day of

.....
Authorised by the Council to sign in that behalf.

VARIATION OF ORDER

This Order was varied by the Wiltshire Council on the

..... day of

by a variation order under reference number (*insert reference number to the variation order*) a copy of which is attached.

.....
Authorised by the Council to sign in that behalf.

REVOCAATION OF ORDER

This Order was revoked by the Wiltshire Council on the

..... day of

.....
Authorised by the Council to sign in that behalf.

SCHEDULE
SPECIFICATION OF TREES
Wiltshire Council – LAND NORTH OF DUNCH LANE, BEANACRE ROAD, MELKSHAM
Tree Preservation Order TPO/2022/00326

TREES SPECIFIED INDIVIDUALLY

(encircled in red on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
-------------------------	--------------------	-------------------

TREES SPECIFIED BY REFERENCE TO AN AREA

(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
-------------------------	--------------------	-------------------

GROUP OF TREES

(within a broken black line on the map)

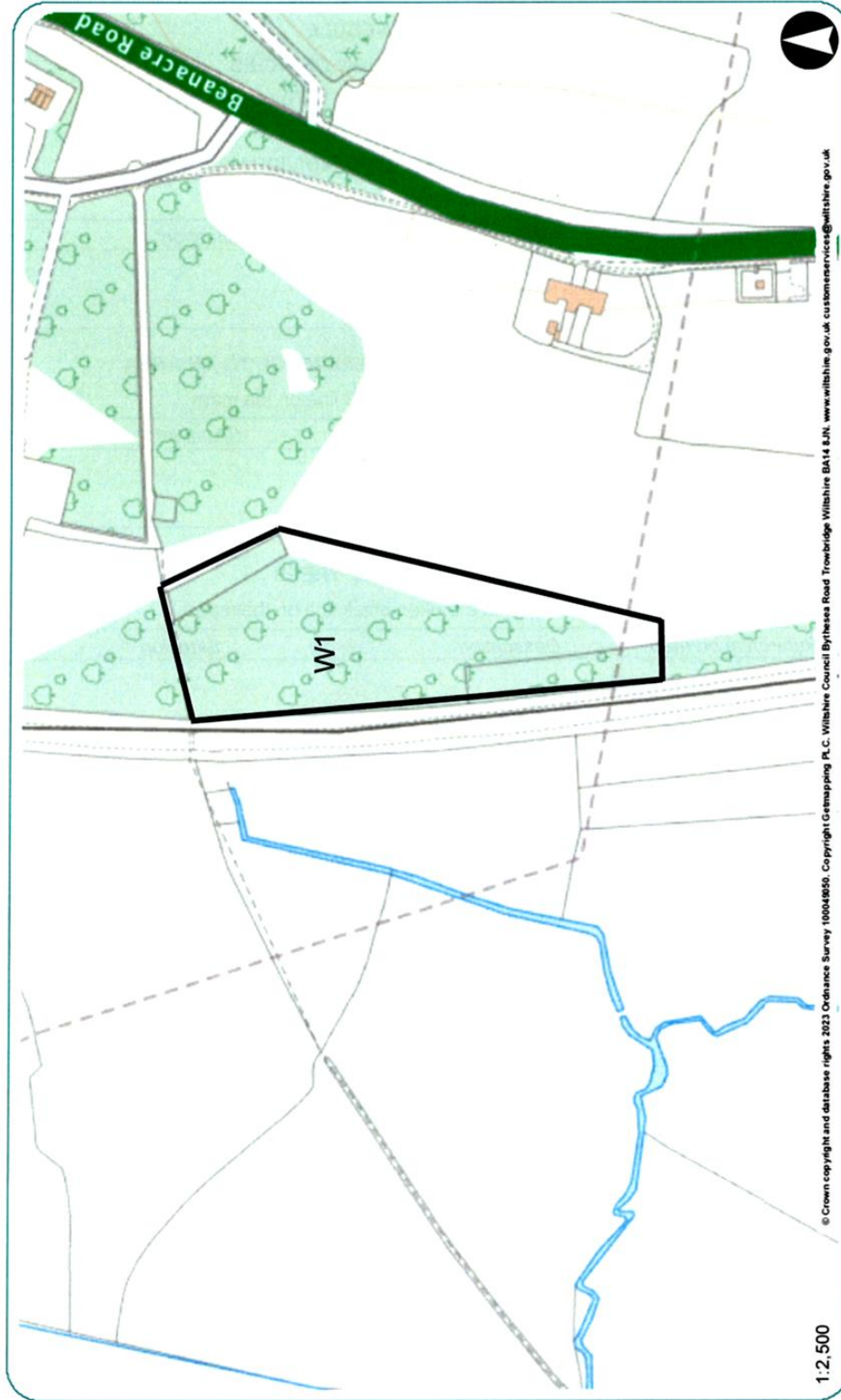
<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
-------------------------	--------------------	-------------------

WOODLANDS

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
W1	Includes all species within the black line	Land north of Dunch Lane Beanacre Road Melksham

*complete if necessary to specify more precisely the position of the trees.



Lorraine McRandle

Subject: FW: DWH Land East of Semington Rd - Start on Site
Attachments: PL-2022-03805 - CMS - July 2022.docx

From: Lorraine McRandle
Sent: 25 September 2023 13:02
To: Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>
Subject: FW: DWH Land East of Semington Rd - Start on Site

Hi Natalie

Following on from Teresa's email relating to the above site, we have received reports of work taking place, with machinery at 7.00am, prior to normal working hours, as stated in the Construction & Environmental Management Plan.

Lorraine

Lorraine McRandle
Parish Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
01225 705700
office@melkshamwithout-pc.gov.uk
www.melkshamwithout-pc.gov.uk

Want to keep in touch?

Follow us on facebook: Melksham Without Parish Council or Teresa Strange (Clerk) for additional community news
On twitter: @melkshamwithout On Instagram: melkshamwithoutpc

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 22 September 2023 13:51
To: Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Jonathon. Seed (<jonathon.seed@wiltshire.gov.uk>
<jonathon.seed@wiltshire.gov.uk>
Subject: FW: DWH Land East of Semington Rd - Start on Site

Hi Natalie

I have just had a look at Shails Lane as I was passing and there is nothing at all on Shails Lane, no signage to say no access for construction traffic for example.

I have had a look at the CMS but it's a generic one, that has no site specific references other than the site name.

There are conditions though about Shails Lane.

They started on site on 4th September.

Photo of entrance from SHails Lane to site via Wessex Water (with and without resident dog walking)

Photos of entrance to Shails Lane from Semington Road

Many thanks,

Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
01225 705700
www.melkshamwithout-pc.gov.uk

Wellbeing Statement I may send emails outside office hours but never with any expectation of response. Please just get back to me when you can within your own working hours. Thank you.

Want to keep in touch?

Follow us on facebook: [Melksham Without Parish Council](#) or [Teresa Strange \(Clerk\)](#) for additional community news

On twitter: [@melkshamwithout](#)

On Instagram: [melkshamwithoutpc](#)

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Please be aware that information contained in this email may be confidential and that any use you make of it which breaches the common law protection may leave you personally liable. Our privacy notice can be found [HERE](#).
We do not guarantee that any email is free of viruses or other malware.

From: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>
Sent: 08 September 2023 11:18
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Fwd: DWH Land East of Semington Rd - Start on Site

Info

Jonathon Seed
Wiltshire Councillor for Melksham Without West and Rural
Chairman, Melksham Area Board
07770774463

From: Guest, Andrew <Andrew.Guest@wiltshire.gov.uk>
Sent: Friday, September 8, 2023 8:53:14 AM
To: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>
Cc: Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>; Sims, Steven <Steven.Sims@wiltshire.gov.uk>; Green, Kenny <Kenny.Green@wiltshire.gov.uk>; Thomas, Nic <Nic.Thomas@wiltshire.gov.uk>
Subject: RE: DWH Land East of Semington Rd - Start on Site

Hi Cllr Seed –

I don't believe that this is Stop Notice territory. It will, however, be necessary for an enforcement officer to inspect the site to check compliance with conditions. Condition 17 of the outline consent (PL/2022/03805) relating to the Construction Management Statement was discharged in August 2022. The approved CMS is attached for your information, and you will see it sets out the arrangements for site access and construction fencing.

The enforcement officer will check in particular the construction fencing/hoardings – specifically in the vicinity of Shails Lane – and remind the developer of the requirements of the CMS and the reserved matters planning permissions. If development has just commenced it may just be the case that initial set up is taking place, with the construction fencing/hoardings yet to be installed as part of this.

Regards,

Andrew Guest
Head of Development Management
Development Management - Place

Wiltshire Council

Tel: 01722 434379
Email: andrew.guest@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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From: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>
Sent: Friday, September 8, 2023 8:22 AM
To: Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>

Cc: Guest, Andrew <Andrew.Guest@wiltshire.gov.uk>
Subject: Fwd: DWH Land East of Semington Rd - Start on Site

Is this not Stop Notice territory?

Jonathon Seed
Wiltshire Councillor for Melksham Without West and Rural
Chairman, Melksham Area Board
07770774463

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Friday, September 8, 2023 08:15
To: Enforcement <Enforcement@wiltshire.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>
Subject: Fwd: DWH Land East of Semington Rd - Start on Site

Dear Enforcement

Please see below.

I confirm that there have been diggers, earth moving equipment and men in high vis on site since Monday. In addition please see email from the developers below which states that they are starting on site from 4th September.

The condition 16 at reserved matters was specifically added to emphasise that construction traffic should not be accessing via Shails Lane which is a private road.

Many thanks Teresa

Sent from [Outlook for Android](#)

From: Sims, Steven <Steven.Sims@wiltshire.gov.uk>
Sent: Thursday, September 7, 2023 2:47:35 PM
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>; Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Subject: RE: DWH Land East of Semington Rd - Start on Site

Dear Teresa

There does not seem to be an application submitted to discharge condition 17 of the approved outline. As such if you believe works have commenced on site and there are pre-commencement conditions that need to be discharged it would be a matter for the council's planning enforcement team to deal with subject to a formal complaint. The enforcement team can be contacted on – www.wiltshire.gov.uk/planning-enforcement

Kind Regards

Steven Sims
Senior Planning Officer
Place Directorate
Wiltshire Council
Tel: 01225 770238

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Wednesday, September 6, 2023 11:42 AM
To: Sims, Steven <Steven.Sims@wiltshire.gov.uk>
Cc: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>; Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Subject: RE: DWH Land East of Semington Rd - Start on Site

20/01938/OUT Outline

PL/2022/02749 Reserved Matters
144 dwellings and associated works

Dear Steve

I wonder if you can help please....

At the Western Area Planning Committee some conditions were added, in particular:

16: "for avoidance of doubt, such hoarding shall be erected to prevent any vehicular construction usage of the private road known as Shails Lane".

This related to condition 17 in the outline application which says that:

"No development shall commence on site (including any works of demolition) until a Construction Method Statement, which shall include the following:

d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate"

A councillor has double checked this morning, and there is no site hoarding/security fencing on the site boundary with Shails Lane, no signage to say that there is no access that way for construction vehicles either. They do have their sales advertising board up on the entrance from Semington Road, and have done for some time, there is also some heras fencing there.

I have had a quick look online and can't see a copy of the construction method to see when this should be in place, but I assumed (and hoped) that this would have been in place before they started work on site earlier in the week. There are no documents uploaded to the planning application since the decision notice in early May.

Can you advise what happens in this case please? Will this be followed up please?

With many thanks, Teresa

Teresa Strange

Clerk & Responsible Financial Officer

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place, Melksham

Wiltshire, SN12 6ES

01225 705700

www.melkshamwithout-pc.gov.uk

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Want to keep in touch?

Follow us on facebook: [Melksham Without Parish Council](#) or [Teresa Strange \(Clerk\)](#) for additional community news

On twitter: [@melkshamwithout](#)

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From: Teresa Strange
Sent: 05 September 2023 14:49
To: steven.sims@wiltshire.gov.uk; Evans, Debbie <Debbie.Evans@wiltshire.gov.uk>
Cc: Jonathon. Seed (jonathon.seed@wiltshire.gov.uk) <jonathon.seed@wiltshire.gov.uk>; Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Subject: FW: DWH Land East of Semington Rd - Start on Site

Dear Steve and Debbie

Just to confirm to you that this development started on site yesterday; we have seen evidence to confirm. For your information re triggers and conditions before commencement on site.

20/01938/OUT Outline

PL/2022/02749 Reserved Matters

144 dwellings and associated works

Kind regards,

Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
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PICTURES OF SHAILS LANE





DAVID WILSON HOMES
WHERE QUALITY LIVES

Construction & Environmental Management Plan

Barratt David Wilson South West

Site: **Semington Road, Melksham**

Date: 14th July 2022 (Rev. A)

Author: Martyn Brooks





CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN
FOR PROPOSED DEVELOPMENT AT SEMINGTON ROAD, MELKSHAM,
WILTSHIRE.

Development: Semington Road, Melksham, Wiltshire.

Planning Reference:

Introduction

This management plan is intended to identify the main encompassing issues that will be encountered during the construction phase of the development. Where a specific procedure i.e. mobile cranes or confined spaces are available these should be applied where appropriate.

Consideration will be given around managing potential impacts and, where necessary prepare brief plans to manage those concerns whilst drawing on existing good practice.

Sympathetic site management must be demonstrated to mitigate local impacts.

Working Hours

The working hours on this site are:

Monday to Friday inclusive: 08.00am – 18.00pm

Saturday: 08.00am – 13.00pm

Sundays and Bank Holidays: No works permitted

The development shall thereafter be carried out in accordance with the approved details.

The workforce will recognise varied start and finish times.

Avoid increase in working hours where there are unreasonable impacts, anywhere which may be particularly sensitive to noise, dust or vibration, or where impacts on densely populated areas would be considered unreasonable.

Avoid consideration of increased working hours where there are unreasonable impacts, anywhere which may be particularly sensitive to noise, dust or vibration, or where impacts on densely populated areas would be considered unreasonable.



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Communication

Advise neighbours when changes to construction working hours have been agreed with the Local Authority.

It would be considered that a typical letter drop to all neighbouring properties would be practicable. Equally the site management may choose to collect, within the guidelines of GDPR, all local resident email addresses and serve regular updates accordingly.

Advise all neighbours of any specific activity likely to cause a nuisance and provide sufficient notice of such operation.

Contractor car parking

A dedicated car parking facility will be provided for all visitors, subcontractors and site management team within the boundary of the development.

Avoid the need to park on the street by ensuring adequate on-site parking facilities. This is particularly important when understanding local residents need to park at or as near to their homes.

Subcontractors will receive a comprehensive site induction prior to commencing work on site.

All car parking will be clearly indicated to the Site Execution Plan.

Traffic Management Plan

All traffic including deliveries, subcontractors, site management and visitors will access and egress the development via the existing development entrance. The directional route, as signposted, is via the existing infrastructure road leading to the compound establishment.

A site entrance stop point off of Semington Road will be created to monitor access and egress.

A 10mph speed limit is applicable throughout the development.

Subcontractors will receive a comprehensive site induction prior to commencing work on site. This will include an understanding of the Traffic Management Plan. The plan sets out how segregation of plant, operatives and general public is achieved at all times with designated vehicle and pedestrian routes and car parking created from the outset, as indicated to the Site Execution Plan.

The site management team will update the plan as the site develops and communicate this to all operatives via Safety, Health and Environmental briefings as required. The implementation of these changes will be monitored by visiting management and monthly by the Barratt Group safety department.



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Construction Phase Safety, Health and Environmental Plan

Prior to any work commencing an enhanced Construction Phase Safety, Health and Environmental plan will be compiled utilising the information contained within the Safety, Health & Environmental Information Pack, safe systems and construction phase requirements, including a revised Site Execution Plan (SEP) approved by the board directors for use on site.

The Managing Director, Construction Director and regional SHE manager, prior to work commencing, must approve the construction phase plan and its implementation on site.

Welfare Provision

Minimum welfare facilities are available on site prior to work commencing.

Reference Information on site

An up to date copy of the Occupational Safety, Health & Environmental System must be available on all sites

A copy of the Enhanced Safe Working guidance and practice should be suitable available and displayed.

Site notice boards are updated regularly to provide Group policy and site rules.

All site signage, including entrance statement, has been updated to reflect the recent changes in managing social distancing measures to recognise current COVID-19 measure guidance.

Site Safety Health & Environmental Records

Suitable records must be maintained on site in a format that encourages easy retrieval. The format should be similar to that specified in the management system.

On completion of the development records must be archived for six years.

Site Safety, Health & Environmental Inductions

The site management team must ensure all operatives/visitors on site receive a Barratt Developments PLC and site specific induction prior to commencing work on site.

Any induction must be arranged by appointment and must be a maximum of two persons in attendance.

All persons attending the site must sign in and out and visitors be accompanied at all times by a member of the site team. Again visitors must be by appointment only.



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Non-English Speaking Personnel

Any Contractor who wishes to employ non English speaking nationals must also provide a competent trained person who can communicate / translate the site induction, Safety, Health & Environmental Briefings and health & safety information effectively amongst the workforce.

The Group have made the enhanced safe working practice documents available in 8 languages.

Safety, Health & Environmental Briefings (SHEBs)

Each division should maintain a schedule of SHEBs.

A SHE Briefing 31 COVID-19 has been produced. This must be undertaken with every individual working on the development.

Environmental Incidents

Environmental Incidents and complaints should be recorded in the Incident book on site and records forwarded to the divisional office and Group SHE department as required.

Complaints should be dealt with locally by the division and confirmation of action taken provided on or attached to the incident report form

Visits by Enforcing Authorities i.e. HSE/Environment Agency

All enforcement agency staff must be accompanied during visits to the development.

The Construction Director and SHE Manager must be contacted to discuss any potential issues observed.

If any notices are issued the original must be forwarded to the Group SHE department. All original correspondence must be forwarded to the Group SHE Director.

A record of the visit must be maintained.

Risk Assessments/Method Statements

Documentation must be revised by all sub-contractor employers for work activities, which is reflective of the social distancing work actually being undertaken. The type of control documentation required should be detailed in the Construction Phase SHE Plan.

A selection of generic risk assessments are available to Group systems - `Docushare`. They should be outlined for all work undertaken by BDW Trading Ltd employees or those employed on a 'labour only' basis. They must be adapted to suit actual conditions on site and if one is not available for a



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work activity then an assessment must be compiled. All operatives must be briefed on the content of risk assessments.

Method Statements should only be provided for high-risk operations or work that are complex and require a clear sequence of operation. Risk assessments outlining control measures will be suitable in most cases.

Subcontractors are responsible for providing control documentation for their work, which must be assessed and deemed appropriate prior to work commencing.

A record of sub-contractors documentation must be maintained and work should not commence unless they are in place

Delivery arrangements

Delivery times are to occur only between the hours of 8.00am through to 16.00pm. This is applicable for all bulk deliveries. Non-essential deliveries including couriers and repeat sundry deliveries will be encouraged to arrive on site at quieter times of the day.

If the site is identified to be near to a school or other similar facility then the delivery hours will be defined accordingly.

It is not considered necessary that deliveries to the site need to occur outside of the current restrictions on hours.

All expected deliveries are to be scheduled, times of arrival to be agreed and appropriate arrangements placed for efficient off-loading to the designated storage and lay down areas within the development.

Where exceptional circumstances may arise and a delivery vehicle arrives at site prior to the permissible delivery times then a “pull in” arrangement formed within the site entrance must be used. All drivers must turn off their engines and no radios will be allowed. Suitable signage indicating this facility will be displayed and maintained at all times.

There will no delivery vehicles allowed to park to the Site Principal Road or Semington Road in the immediate vicinity of the development.

All vehicles will be directed within the development roads and controlled when exiting the site.

All deliveries accessing and egressing the site must strictly adhere to the agreed traffic route plan. This will be circulated to all subcontractors and form part of the supplier clients placed Purchase Order detail.

Approved AA signage will be in place to adequately indicate the approved traffic route.



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It is anticipated to have a peak level of 50 - 75 vehicles for contractors, visitors and site management teams on site daily, with up to a further 30 bulk vehicle deliveries pending build programme requirements.

All unloading and loading of vehicles will be directed by a member of the site management team. The site will have dedicated areas for both loading and loading of all plant and materials i.e. heavy build material area, groundwork compound or identified lay down areas. Each area will be specifically identified to both the Site Execution Plan (SEP) and Traffic Management Plan (TMP).

Material storage

All materials on site will be stored and secured to dedicated areas as defined in the Construction Phase Plan and clearly identified to the Site Execution Plan. Such areas are deemed as follows:

- Heavy Material Storage area – secured by 2100mm high security fence. Security cameras in place.
- Groundworks compound – secured by 2100mm high security fence
- Plots – locked
- Steel stores to compound area – sundry items
- Compound – secured and gated by 2100mm fortress panel arrangement. Security cameras in place

Dust Control

With exception of Highway cleaning – see individual section. There will be a number of additional site activities that will generate dust that must be suppressed where possible and monitored daily by the site management and subcontract management teams.

Adopt “best practicable means”. Choose suitable equipment and keep it properly maintained.

Minimise activities causing dust during extended working hours.

Implement additional dust mitigation plans as necessary.

Controls will include use of protective sheeting, dampening down of operations causing dust, reducing drop heights where possible and connecting equipment to constant water supply (where possible).

Construction activities should be protected from wind, which can make the problem worse.

Monitoring of the aforementioned control measures will be as follows:

- Daily by site manager
- Weekly by Contracts Manager
- Weekly by sub contract visiting supervisors



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- Monthly by Barratt Group Safety Management in accordance with the SHE Management system.

The communication of this will be via site induction prior to works commencing and SHE briefings as the build progresses.

Subcontractor documentation will outline detailed method statements and risk assessments for dust suppression to meet the above plan.

Noise

Full compliance with Environmental Legislation – statutory nuisance – Noise and Statutory Nuisance Act 1993. Ensure the legal limits on noise exposure are not exceeded.

Prior to works commencing on site the contract documentation will be reviewed to determine whether specific noise limits at various locations from the site boundary have been specified. Where this is the case, it is likely that monitoring of noise levels will be required and may also be a requirement of a Section 61 noise consent, where this has been applied for.

A noise survey will establish the ambient and background noise levels at relevant locations around the site boundary. The purpose of the noise survey will be to establish the best location for noisy operations that could cause a nuisance to neighbours and can also be used to provide supporting evidence for erroneous claims.

Where levels of noise are generally expected to exceed 68db as a result of construction activities at any construction phase boundary the regime for hierarchy control will be implemented. No works will be expected to exceed 80db when measured at the development boundary.

Adopt “best practicable means”. Choose the quietest suitable equipment and keep it properly maintained.

Implement additional noise mitigation plans as necessary.

Inform contractors to follow agreed guidelines on noise – control through Risk Assessment and Method Statement.

Prohibit workers on site from using radios if this may cause a disturbance

Plan recognised noisy construction activities to ensure minimal disruption and nuisance to any neighbours or existing boundaries.

A noise assessment record (SHE Form 56) will be undertaken and actions to reduce noise levels recorded.

Where possible ensure that particularly noisy work is carried out within normal hours – usually 8.00am – 6.00pm weekdays.



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Selection of low noise method: where possible, methods should be employed to reduce the amount of noise generated in the first place.

Working hours: adapt working hours to restrict noisy activity to certain periods of the day. Arrange delivery times to suit the area. No construction machinery will operate outside the permitted work hours.

Selection of quiet or low noise equipment: for some types of noisy operations there are alternative methods available. Many power tools are now available that can be operated using electricity or compressed air rather than petrol or diesel.

Location of equipment on site: where possible, noisy stationary equipment should be placed away from sensitive receptors and public areas.

Provision of acoustic enclosures: most modern equipment will come with its own hood or door. These should always be kept closed and in good order. Acoustic enclosures can be purchased that surround equipment to reduce the transport of noise.

Methods for screening noise will include the use of:

- Site hoarding
- Purpose-built screens
- Material storage
- Bunding
- Existing structures

Other general measures that will be employed to reduce noise levels are;

- Planning site haul routes to avoid vehicles reversing
- Planning delivery times and routes to suit local conditions
- Maintaining haul routes in good order to prevent vehicle noise caused by potholes or uneven surfaces
- Minimise drop heights of materials into lorries and dumpers
- Shutting down plant when not in use or required.
- Using only plant conforming with relevant standards and directives on emissions
- Maintaining plant in good order, including compressor air lines

- Placing material handling areas away from sensitive receptors
- Making use of noise-reducing equipment and ensuring that they remain closed when the equipment is in use
- Providing good practice guides to all operatives through the provision of SHE Briefings (tool box talks)

Emergency Procedures



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The development must have in place arrangements for emergencies that are detailed in the Safety, Health & Environmental Plan.

Suitable procedures must be developed including contact numbers in the event of emergency on site.

Emergency services to be informed of any increased working hours.

Permits to Work

The following Permits are available and must be utilised as required within specific procedures or the Construction Phase SHE plan to plan and monitor construction activities during extended working hours;

Permit to Dig/Excavate/Drive Piles
Temporary Works – Permit to Pour
Temporary Works – Permit to Strike
Hot Works Permit
Confined Spaces – Permit to Enter
Permit to Work - Electrical
Permit to Operate Telehandler Mounted Man Cage
Permit to Work/Enter

Highway Cleaning

A mud and dust management control plan will be in place and form part of the Construction Phase Plan, specifically recognising unexpected prolonged wet weather or dry spells.

All roads must be kept clear, using hierarchy measures from a spade and broom in removing larger particles of mud, to hiring a road sweeper.

Installation of estate roads, footpaths and driveways early in the construction phase must occur to reduce mud on roads. This will significantly reduce the need for plant and vehicles leaving the carriageway to travel over unmade ground conditions.

A road brush attachment will be available which can be fitted quickly to the forks of the site telehandler. Having this attachment on site means the roads can be regularly cleaned as and when required.

The groundwork contractor is responsible for all road sweeping as may be required in keeping site roads and roads leading to and from the site clean and tidy to the satisfaction of the site manager and the Local Authority.

It will be deemed un-necessary to undertake muck shifts and specific site operations during periods of extended hours that additional wheel washing facilities may be required. This is applicable to all site



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traffic not just that of the contractors. Should this situation arise then a manned pressure wash facility placed at or as near to the site entrance will be made available for the duration of those works.

In addition the site manager will have an open purchase order placed with a local road sweeper provider to cover any un-planned event or need for further support.

During periods of prolonged dry weather where mud and accumulated particulates have potential to become air borne measures will be placed to ensure dust is controlled by means of suppression, engaging water bowser sprinklers towed by plant.

Vibration

Adopt “best practicable means”. Choose the quietest suitable equipment and keep it properly maintained.

Implement additional vibration mitigation plans as necessary.

Inform contractors to follow agreed guidelines on vibration.

Plan recognised construction activities causing vibration to ensure minimal disruption and nuisance to any neighbours or existing boundaries.

A vibration assessment record will be undertaken and actions to reduce noise levels recorded.

Where possible ensure that construction works causing vibration is carried out within normal hours – usually 8.00am – 6.00pm weekdays.

Selection of low vibration method: where possible, methods should be employed to reduce the amount of vibration generated in the first place.

Working hours: adapt working hours to restrict activities causing vibration to certain periods of the day.

Light

Where construction activities require additional means of lighting, particularly external works during periods of reduced natural light then consideration must be given to the type, quantity and positioning during the extended working hours.

Low voltage lighting must be considered at all times.

Adopt “best practicable means”. Choose the most efficient lighting equipment and keep it properly maintained.

Implement additional lighting mitigation plans as necessary. Ensure light is downward facing and localised to activity.



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Inform contractors to follow agreed guidelines on lighting.

Plan recognised construction activities causing excessive lighting to ensure minimal disruption and nuisance to any neighbours or at existing boundaries.

A lighting assessment record will be undertaken and actions to reduce noise levels recorded.

Individual normal plot or compound establishment lighting is deemed to be acceptable.

Consider compound security lighting is positioned towards appropriate areas accordingly.

Site Security/Prevention of Unauthorised Access

The site specific controls for the prevention of unauthorised access to the development must be detailed in the Construction Phase Safety, Health & Environmental Plan and reviewed with the SHE Manager prior to work commencing.

Hoardings erected must meet the requirements of standard designs.

Increased site contact details to be displayed adequately.

Property fencing systems must be erected in accordance with manufacturer's instructions. 2000mm high "Heras" type fence panels must always be double-clipped and additional measures taken to prevent collapse during high winds or vandalism. All supporting feet should be positioned so that they do not constitute a tripping hazard, especially for those external to the site boundary and any protruding part clearly highlighted.

300 x 300mm signs must be erected at 15m intervals along the length of the perimeter fencing stating 'Caution Construction Site – Keep Out'

Health and Safety

Role of the Safety, Health and Environmental Manager

The objectives are to:

- Identify and minimise the risk of injury and health hazards of all persons affected by the Group's activities, including our workforce, customers and members of the public.in recognising social distancing measures and the Group enhanced safe systems.
- Continuously improve standards of health, safety and welfare across the Group.
- Promote the health, safety and welfare of our workforce as an integral responsibility of management and leadership in appropriate working environments.
- Ensure that the legal obligations of the Group and its employees are observed.



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Environmental

The Division works within full compliance of its Environmental Policy and outlines the Group's commitment to minimising the adverse environmental impact from our operations. It underpins our Environmental Management System. The policy is communicated to all our employees, is displayed at all our work locations and is made available through our website, to the public. It is also shared with all suppliers.

The objectives are to:

- Identify and minimise the risks to the environment from the Group's activities that may arise as a direct result of managing our enhanced safe systems i.e. disposal of foul water from introducing additional hand was facilities.
- Comply with current environmental legislation and act in anticipation of future requirements.
- Set targets to deliver continuous improvement in the management of environmental issues across the Group.

Recycling and disposing of waste

The approach to overall resource of waste management is based on the following hierarchy:

- Prevention or minimisation of waste through the design process
- Use of materials efficiently to reduce waste
- Implementation of robust waste management practices on the development. A waste champion` will be appointed on site
- Maximisation of on-site recovery (Reuse, recycle or treatment)
- Minimisation of disposal of waste to landfill
- Segregate waste streams in order to enable materials to be recycled or reused
- Regularly collecting data and monitoring our performance using key performance indicators.

Occupational Health

A principal objective is the prevention of ill-health as a result of contracting Coronavirus COVID-19 in the workplace through:

- Assisting with the identification and management of health risks.
- Supporting staff who are ill to remain at or return to work, as appropriate.
- Improving work opportunities for those with disabilities.

- Managing work-related aspects of illness.
- The promotion of good health to better equip staff to do their work well and also to make informed lifestyle choices.

Monitoring, reporting and auditing of SHE standards is contained within Group Standard BGS 06, and a summary of which is set out below.

- Overall Group performance is reviewed at the SHE Board Committee twice per year and implementation of the continuous improvement strategy is managed by the SHE Operations



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Committee which is held at least quarterly.

- Divisional Safety, Health & Environmental Managers conduct monitoring visits, at least every four weeks, to each development site. This comprises:
 - o Review of documentation i.e. the records to be maintained.
 - o Site based activities such as visual inspection of the development.
 - o Preparation of a report based on that visit.
- Annual internal audit of the SHE standards across all operational units by the in-house

Safety, Health & Environmental team.

- Annual review by external accreditors of the Occupational Safety, Health and Environmental Management System and its application in all operational units against the recognised international standards:
 - o ISO 14001
 - o OHSAS 18001

Asbestos Containing Materials

If asbestos containing materials are uncovered during construction phase work must cease immediately and the area barriered off to prevent any damage. Samples of the material must be analysed prior to any work re-commencing.

Only licensed contractors are permitted to remove asbestos insulation, asbestos sprayed coatings and asbestos insulating boards on Barratt Group developments. Asbestos cement products can be removed by suitable competent contractors following an approved safe system of work.

Any contractors employed to carry out the work must produce a detailed plan of work and assessment of exposure prior to commencing work. The intention to remove the material must be notified to the Enforcing authority at least 14 days prior to work commencing. The divisional SHE Manager should review all plans of work submitted by licensed contractors.

Scaffolding/Trestles/Ladders

All scaffolding must be erected in accordance with the group specification for scaffolding

Scaffolds must be inspected:

- Prior to use for the first time
- Following modifications or alterations
- Following adverse weather
- Every seven days

Scaffolds must only be inspected by a competent person who has completed a course of training and is nominated in the Construction Phase Safety, Health and Environmental plan. Training must be specific to the type of scaffold used i.e. specific training for system scaffold.



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Trestles can only be used internally up to a height of 1.0m on firm level ground. The trestle must benefit from appropriate handrails and toe boards.

Ladders should only be used for work that is of a short duration and is low risk. They should only be used as a last resort. Ladders must be Class 1 industrial.

All stepladders/hop-ups provided or used on site must be classified to European standard EN 131 (max static load 150kg) as a minimum.

First Aid Provision

First Aider(s) and a fully stocked first aid box must be available on sites. Notices indicating where first aid is available must be located in the site welfare facilities.

Excavating/Driving Piles/Digging

Prior to any work involving the breaking of the ground a survey must be carried out using a cable avoidance tool and a record of underground service location clearly marked on drawings. Services drawings should also be consulted. All work must be strictly controlled by application of a Permit to dig/drive piles/excavate

No pneumatic tools should be used in the vicinity of electric or communication cables. No road pins or metal stakes should be driven into the ground in the vicinity of any cable routes. No mechanical excavators or power tools must not be used within 0.5 metres of the indicated line of the service.

An assessment of the protection required for the prevention of collapse of an excavation must be provided by the sub-contractor.

Statutory Inspections/Examinations must be made by competent personnel and a record maintained by the subcontractor, which must be available on site.

Any damage to a service must be recorded and notification to the statutory authority undertaken immediately, and to the SHE Manager.

Cutting of Silica Based Building Products

All persons cutting Silica products must use dust suppression together with the wearing of a Full Face Protection (FFP) 3 facemask which has been issued following appropriate face fit test.

Cutting of roof tiles in-situ is not permitted and these must be undertaken by measuring and cutting the roof tile prior to being installed.

Plant & Equipment

All ride on plant used on a development must be fit for purpose and be inspected prior to use



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All plant operators must be over the age of 18 and must hold a Construction Plant Competence Scheme (CPCS) card for the particular plant being operated.

Operators of any plant that will operate on roads where the Road Traffic Act applies must hold a full and valid UK/EU equivalent driving licence. Licences are required for all telehandler operators.

All silos must be protected with stop blocks appropriately positioned to prevent accidental collision by plant or other vehicles.

All plant and equipment must be inspected at the intervals detailed below.

All plant must be secured outside of working hours, parked to dedicated positions and locked to prevent misuse. Where security cameras are positioned then all plant should be parked within the camera radius.

All plant and equipment must be appropriately identified (where more than one machine of the same type exists on site) and inspected at the intervals detailed below.

Inspection frequencies of Plant and Equipment

Item of Plant/Equipment	Weekly inspection SHE form	Electrical Examination	Service Records	Thorough Examination
Forklift/Telehandler				12 monthly/ 6 monthly if used for lifting persons)
360° Excavator				12 Monthly
180° Excavator				12 Monthly
Dumper /Roller			12 Monthly	N/A
Piling Rig				12 Monthly
Silos		6 Monthly		N/A
Mini Tipper Skips				N/A
Lifting accessories, see SHE form 51 for list				6 Monthly
Personal Fall Arrest Equipment .and accessories i.e. Safety Harness and lanyards				3 Monthly
Passive Fall Arrest ie safety nets				12 Monthly



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Item of Plant/Equipment	Weekly inspection SHE form	Electrical Examination	Service Records	Thorough Examination
Portable Electrical Tools		12 Monthly		
Site Accommodation fixed supply		12 Monthly		
Temporary Electrical site supply		3 Monthly		
Portable electrical equipment inside site offices/sales		12 Monthly		
Passenger lifts				6 Monthly
Material Hoists				12 Monthly

Prevention of Falls

All work at height must be carried out in such a manner that operatives are protected from falling by some form of physical restraint. Protection must be provided where a person can fall in excess of one metre but this may need to be at a lower height for instances such as work close to water or protruding re-bar.

The hierarchy of control for prevention of falls whilst undertaking high risk operations are:

- Evaluate the work to establish if working at height is necessary or if the work can be undertaken from an existing safe structure.
- Safe working platforms incorporating handrails and toeboards.
- Use of proprietary fall prevention systems.
- Use of mobile elevating working platforms.

Note: the below should only be considered if all of the above are deemed not reasonably practicable.

- Passive systems such as safety nets or air bags, which require no action by the user to work effectively.
- Work restraint systems, which include a harness and lanyard, which is adjusted or set to a fixed length that physically prevents the person getting to the place where they could fall.
- Personal fall arrest system that uses a harness connected to a reliable anchor to arrest and restrict a fall and prevent the user coming into contact with the ground. The anchor point must be above head height where practicable and never below the waist of the operative.



CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN
FOR PROPOSED DEVELOPMENT AT SEMINGTON ROAD, MELKSHAM,
WILTSHIRE.

Site Safety Health & Environmental Signage

Signage erected on site must conform to the standard details as defined in the approved sign manual. Any additional signage required must be approved by the SHE Manager.

Sufficient signage will be in place to instruct all vehicles to report to the site office/compound facility for unloading.

Manual Handling

Wherever possible, the need for the repetitive manual handling of loads above 20kgs (i.e. building blocks) must be avoided by operatives. Where this is not reasonably practicable appropriate mechanical handling devices to eliminate/reduce the need for manual handling should be considered.

Where manual handling is required an assessment of the task to be carried out must be undertaken.

Electricity

All site temporary supplies (site temporary supply boxes) must be tested and inspected prior to use and every 3 months thereafter (every 6 months for silos).

Site accommodation/ offices must be tested and inspected on installation and every 12 months thereafter, or if they are relocated.

All portable electrical equipment/tools must be tested and inspected by a competent person every three months.

Office equipment i.e. photocopiers etc should be examined/tested by a competent person every 12 months.

All site tools must be either battery operated or 110 volt. No 240 volt electrical equipment should be utilised on site with the exception of domestic vacuum cleaners which can be 240 volt providing they benefit from an Residual Current Device (RCD).

Work in electrical sub-stations or distribution rooms must be controlled under a permit to enter system.

All consumer units must be locked off where supplies are incomplete or where socket outlets are removed to enable decorative works.

Storage of Flammable Liquids and LPG



CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN
FOR PROPOSED DEVELOPMENT AT SEMINGTON ROAD, MELKSHAM,
WILTSHIRE.

Containers of Flammable liquids and LPG cylinders should be stored in open compounds which are securely fenced and shaded from the sun.

Flammable liquids and LPG must not be stored together

Where storage of flammable liquids or LPG is necessary the quantity stored must not exceed 50 litres. They must be stored at least 10 metres from the structure or temporary buildings. They can only be stored closer if the walls of any structure or temporary building is 30 minutes fire resistant.

Stores must be appropriately signed 'Highly Flammable liquids'.

Fire Precautions

Fire precautions for the development and site accommodation must be in place and reviewed as construction progresses.

Specific requirements for fire prevention must be in a Fire Plan for the development.

Mobile Phones

Mobile phones can only be used within permitted locations on a development in accordance with the Construction Phase Safety, Health & Environmental Plan. They are absolutely prohibited where the high-risk activities listed below are being carried out. This list is not exhaustive and may be updated by the specific site management team.

- Erecting/Dismantling Scaffold
- Operating Plant/Machinery
- Working in a Confined Space
- Steel Erection
- Lifting Operations
- Banking vehicles
- Dealing with flammable or hazardous substances

Complaints Procedure

Any individual or party may make representation for complaint as a result of nuisance caused from a direct result of BDWSW working operations by contacting the Site Manager directly. The Site Manager's contact phone number will be prominently displayed to the site entrance compendium signage board.

In addition an generic out of hours phone number, 0345 6016085, will be displayed to the site entrance gates and is manned by a third party managing all issues on behalf of BDWSW through the relevant company representative for periods outside of normal working hours.



DAVID WILSON HOMES
WHERE QUALITY LIVES

CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN
FOR PROPOSED DEVELOPMENT AT SEMINGTON ROAD, MELKSHAM,
WILTSHIRE.

During normal office hours any concerns or complaint may also be taken to the main head office on 01454 278000 and requesting to be placed through to the Construction Secretary, Karen Davies.

Contacts

Site Manager: *TBC

Contract Manager: *TBC

Construction Manager: *TBC

Lorraine McRandle

Subject: FW: Unit 1 Lancaster House, Bowerhill - ENF/2023/00638

From: Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>
Sent: Thursday, September 14, 2023 9:58 AM
To: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: RE: Unit 1 Lancaster House, Bowerhill - ENF/2023/00638

Thanks Lorraine,

I have now heard from the new tenant who are considering submitting a planning application. I will know more over the next couple of weeks

Kind Regards

Natalie Rivans

Planning Enforcement Officer
Planning Enforcement Team
Wiltshire Council
Internal Tel: 15502
External Tel: 01225 770502
E-mail: natalie.rivans@wiltshire.gov.uk
Website: www.wiltshire.gov.uk

The views expressed in this e-mail represent an officer's opinion only and are not binding on any future decisions made by elected members of the Council or under powers delegated to officers.

From: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Sent: Thursday, September 14, 2023 9:24 AM
To: Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Unit 1 Lancaster House, Bowerhill - ENF/2023/00638

Hi Natalie

Regarding the fencing recently erected outside Unit 1 Lancaster House, which you are currently investigating, please see attached photos taken yesterday by one of our Councillors.

As you can see new signage has been erected and it would appear the building is being used for some sort of educational provision.

Best Regards

Lorraine



Date: Wednesday 6th September 2023

Start: 6.30pm

Present:

Steering Group Members Present

Councillor David Pafford Chair (MWPC)

Councillor John Glover (MWPC)

Councillor Graham Ellis (MTC)

Councillor Mike Sankey (WC)

Councillor Pat Aves (MTC)

John Hamley (MTUG)

Shirley McCarthy (Environment)

Mark Blackham (Bowerhill Residents Action Group)

Chris Holden (Melksham Community Area Partnership)

Officers

Teresa Strange (MWPC)

Linda Roberts (MTC)

Task Group Members

Councillor Mark Harris

Planning Consultants

Vaughan Thompson (Place Studio)

MTC Melksham Town Council

MWPC Melksham Without Parish Council

WC Wiltshire Council

MTUG Melksham Transport User Group

MINUTES

1. Welcome & Housekeeping

Councillor Pafford welcomed everyone. Teresa outlined fire escape route.

2. To note apologies

There were no apologies.

3. **Declarations of Interests**

There were no declarations of interest.

4. **Public Participation**

There were no members of the public present.

5. **To approve agenda item 8 to be held in closed session.**

Resolved: For item 8 to be held in closed session and that Councillor Harris of the Housing Task Group remain in the meeting.

Further Resolved: The remainder of the meeting to be held in closed session as it would be impossible to discuss items without reference back to item 8, and that Councillor Harris of the Housing Task Group remain in the meeting.

6. **Minutes and Notes**

In closed session

7. **Wider Contextual Policy updates**

In closed session

8. **Site Allocations**

In closed session

9. **To approve final shortlists for policy inclusion**

In closed session

10. **Plan Drafting**

In closed session

11. **Evidence documents**

In closed session

12. **Programme**

In closed session

13. **Promotion of Regulation 14 consultation**

In closed session

14. **Finance**

In closed session

15. Next Meeting

In closed session

The meeting closed at 8.30pm signed.....
Chair, 27th September 2023

Lorraine McRandle

From: Teresa Strange
Sent: 19 September 2023 12:43
To: David Pafford; Alan Baines; John Glover; Mark Harris; Richard Wood; Terrence Chivers; Peter Richardson
Cc: Lorraine McRandle
Subject: Government Consultation on Permitted Development Rights

Dear Planning Committee

Government Consultation on Permitted Development Rights

This was on the recent planning committee agenda and wasn't commented on (I hadn't had chance to read it at the time).

Do you feel strongly about anything in the consultation?

The deadline is Monday 25th September so will have to be commented on and submitted via email discussion rather than a meeting if you do.

A lot of it is about extending permitted development rights in high street premises so not really for Melksham Without BUT there is a section on allowing more permitted development rights for agricultural buildings to aid farmers to diversify (although to me looks like giving more rights for more housing, not diversification!) I have put the relevant section below, I think the most pertinent question is whether you think that should happen or not? The point that they are making is that it would bring more housing to make use of existing buildings rather than on greenfields. See highlighted questions.

If you want to look at the consultation in general then its here <https://www.gov.uk/government/consultations/permitted-development-rights/consultation-on-additional-flexibilities-to-support-housing-delivery-the-agricultural-sector-businesses-high-streets-and-open-prisons-and-a-call-f#supporting-the-agricultural-sector-through-additional-flexibilities>

If no one feels strongly, then there is no need for a response of course. But if you do, please could you let me know and I can collate responses and see if there is a consensus.

Kind regards, Teresa

Agricultural buildings to dwellinghouses (Class Q of Part 3)

53. We want to give farmers greater freedom to change the use of their existing buildings to residential use and support the delivery of new homes in rural communities.

54. An existing permitted development right (Class Q of Part 3) allows agricultural buildings to change to residential use. Originally introduced in 2014, the right was expanded in 2018 to increase the number of homes permitted and to encourage the development of smaller homes for rural workers. The right is subject to various conditions and limitations, including the type of agricultural buildings that can benefit from the right, the maximum size and number of dwellinghouses that can be delivered and the extent of works that can be undertaken.

55. This consultation seeks views on amendments that would further support housing delivery by allowing more homes to be delivered through the right, expanding the type and location of buildings that can benefit from the right and extending the scope of works that can be undertaken under the right. These changes would support farm diversification and local communities by making effective use of existing buildings and reducing the pressure for new development on greenfield land.

Size limits and maximum numbers of homes delivered

56. The purpose of the right is to provide new homes in rural areas by bringing underused or redundant agricultural buildings into effective use. In response to concerns about the size of homes delivered when the right was first introduced and to focus the right on housing for agricultural and rural workers, the right was amended in 2018 to encourage more, smaller homes to be delivered.

57. Therefore, the existing right now allows for the delivery of:

- up to 3 larger homes, to be greater than 100 square metres and within an overall floorspace of 465 square metres; or
- up to 5 smaller homes each no greater than 100 square metres; or
- up to 5 homes comprising a mixture of larger and smaller homes, with neither exceeding the thresholds for each type of home.

58. This means the maximum amount of floorspace that can change use is 865 square metres, delivering four smaller homes of 100 square metres and one larger home of 465 square metres.

59. We have received feedback that the existing smaller and larger home limits, which are unique to this right, are overly complex. Furthermore, the 465 square metre limit was initially introduced in 2018 not only to provide for up to three larger homes, but also to align with what had up to that time been the size limit of agricultural buildings permitted under the Class A and B of Part 6 permitted development rights. These Part 6 right limits now stand at 1,000 square metres, which provides an opportunity to review the size limits and number and type of homes that may be delivered by the agricultural buildings to dwellinghouses right (Class Q of Part 3).

60. We want to simplify and bring the right in line with its related Part 6 counterparts. In doing so, we also want to retain the focus on providing smaller homes for rural workers and local people, whilst increasing the overall number of homes that can be delivered under the right.

61. We propose removing the existing limitations on smaller and larger homes, and instead introducing a single maximum floorspace limit of either 100 or 150 square metres per home. We also propose increasing the maximum number of homes that can be delivered on an agricultural unit from 5 to 10. Finally, we propose introducing an overall maximum of 1,000 square metre floorspace changing use, that would include any previously developed under Class Q.

62. These changes would allow for up to 10 homes of varying sizes up to 100 or 150 square metres to be delivered. For example, 10 homes could be delivered, such as a mix of 6 three bed homes, and 4 four bed homes. It would not result in the creation of very large homes over 150 square metres.

63. For the avoidance of doubt, the [nationally described space standards](#) would continue to apply to homes delivered through the right.

Q.25 Do you agree that the smaller and larger home size limits within the agricultural buildings to dwellinghouses right (Class Q of Part 3) should be replaced with a single maximum floorspace limit of either:

- a) 100 square metres per dwellinghouse
- b) 150 square metres per dwellinghouse

- c) No change
- d) Don't know

Q.26 Do you agree that an overall limit on the amount of floorspace that can change use, set at 1,000 square metres, should be introduced for the agricultural buildings to dwellinghouses right (Class Q of Part 3)?

- a) Yes
- b) No
- c) Don't know

Please give your reasons.

Q.27 Do you agree that the 5 home limit within the agricultural buildings to dwellinghouses right (Class Q of Part 3) should be increased to allow up to a total of 10 homes to be delivered within an agricultural unit?

- a) Yes
- b) No
- c) Don't know

Please give your reasons.

Rear extensions

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
01225 705700
www.melkshamwithout-pc.gov.uk

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Lorraine McRandle

Subject: FW: Empty Homes in Melksham
Attachments: empty houses in melksham Without.docx

From: Alford, Phil <Phil.Alford@wiltshire.gov.uk>
Sent: Tuesday, September 12, 2023 10:55 AM
To: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Subject: RE: Empty Homes in Melksham

Hi Lorraine,

I have done some digging to get more detail to the FOI request to make it a bit more useful.

On the attached document I have the exemptions to the figures and a couple of emails that may help to contextualise what is happening.

Thanks

Phil

From: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Sent: Monday, September 11, 2023 10:17 AM
To: Alford, Phil <Phil.Alford@wiltshire.gov.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: RE: Empty Homes in Melksham

Hi Phil

Thank you for your email.

Attached is the FOI request from Councillor Chivers, with regard to empty homes in Melksham.

As you can see Councillor Chivers was seeking a breakdown of empty homes in both Melksham Without and Melksham Town.

Unfortunately, he was not at the meeting to expand on his request.

The information regarding Wiltshire Council's approach to help bring empty homes back onto the market would be useful and look forward to receiving this in due course.

Lorraine

Lorraine McRandle
Parish Officer
Melksham Without Parish Council

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From: Alford, Phil <Phil.Alford@wiltshire.gov.uk>
Sent: 07 September 2023 20:13
To: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: RE: Empty Homes in Melksham

Hi Loraine,

I have just got to this email, I'm still catching up. Did the FoI request ask how long the properties had been empty and why? In some cases it will be that they are being advertised and between tenants, are being improved, are in the process of being sold or bought or they might be in probate. There may be ones that belong to a housing association and are in the void state but are being brought back to market. In fact, we as a council have some that we have bought for the housing Afghans, Ukrainians or the homeless but are going through the conveyancing process so are currently empty.

What is councillor Chivers seeking to demonstrate? We may be able to get a breakdown of the figures to give more useful information that can help inform policy making?

That said, we do have an approach to help bring empty homes back onto the market and I will get that over but in my experience, in the most part, homes are empty for quite valid reasons.

All the best,

Phil

From: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Sent: Friday, September 1, 2023 3:47 PM
To: Alford, Phil <Phil.Alford@wiltshire.gov.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Empty Homes in Melksham

Phil

Following a Freedom of Information Request by Councillor Chivers, Members noted at a recent meeting, the 180 empty homes in Melksham with 50 in Melksham Without alone.

It was felt this is a significant number, when considered in relation to the 270 houses to be allocated in the Neighbourhood Plan Review.

As Cabinet Member for Housing, please can you let us know if there is anything Wiltshire Council can do to make sure homes are not left empty for long periods of time.

Look forward to hearing from you.

Best regards

Lorraine McRandle
Parish Officer
Melksham Without Parish Council
First Floor
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Exemptions to the figures.

- **Class B** - An unoccupied property owned by a charity
- **Class D** - Property left empty as owner detained elsewhere
- **Class E** - Property left empty by someone who has moved to receive care in a hospital or care home
- **Class F** - Property left empty by deceased persons
- **Class G** - Property prohibited from occupation
- **Class H** - Empty clergy property
- **Class I** - Property left empty by people receiving care
- **Class J** - Property left empty by people providing care
- **Class K** - Property left empty by students
- **Class L** - Property repossessed
- **Class M** - Halls of residence
- **Class N** - Property occupied only by students
- **Class O** - Armed forces accommodation
- **Class P** - Accommodation for visiting forces
- **Class Q** - Property left empty due to bankruptcy
- **Class R** - Empty pitches and moorings
- **Class S** - Property occupied only by under 18's
- **Class T** - Unoccupied annexe
- **Class U** - Severely mentally impaired
- **Class V** - Accommodation for diplomats
- **Class W** - Annexe occupied by an elderly or disabled relative

Email to me from Revenue and benefits

Hi Phil

I last gathered the figures 11 months ago and will next produce the figures in early October. I do not expect them to vary greatly.

I have had a look at the figures which are in two parts, the total number of empty homes on the date the information is run which is then broken down into those that have been empty for more than 6 months, which I think is the figure worth noting. Homes are typically empty for a few months when house sales don't go to plan.

When we last ran the figure there were 8202 properties in Melksham and 3252 in Melksham without.

In Melksham there were 140 dwellings empty but only 56 of these were empty for more than 6 months.

In Melksham Without the figures were 28 empty and 14 empty for longer than 6 months.

In total there were 228,910 properties in Wiltshire, valued for council tax purposes, last October. 4028 were deemed empty and 2107 longer than 6 months.

We do discourage empty homes by charging a council tax premium of 50% for those homes recorded as empty for more than 2 years, there were 377 of these, but our ambition is to reduce this number, again monitoring these is resource hungry but we do try and engage with owners before we levy the premium.

Theses figures will change every day but please let me know if you would like the latest figures when they are prepared for a government return which has to be run in early October.

The figures provided are for those dwellings which are not subject to any exemption, as listed above. Whilst the council would gather information from the owners/ estate agents and store this on an electronic notepad, we do not have categories of empty homes.

There will be a story behind each one. I am aware that retirement homes for example are notoriously difficult to sell and can take many months to find a suitable buyer, often there is a family dispute or the property is blighted, but rarely do we get told the full story.

Lorraine McRandle

Subject: FW: Footpath to the rear of Melksham Oak

From: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Sent: 07 September 2023 15:25
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: RE: Footpath to the rear of Melksham Oak

I have chased this week with the highways team and got this response from Allan Cready:

Dear Nick

Apologies for not getting back to you sooner.

There has been some delay in submitting the planning application due to seeking confirmation of Biodiversity Net Gain (BNG) requirements.

(For the avoidance of doubt, BNG is a way to contribute to the recovery of nature while developing land, making sure the habitat for wildlife is in a better state than it was before development. This will apply from November unless exempt (which this proposal is not), so needs to be part of any current application moving forward.)

As you know the proposed path passes through Woolmore Farm fields. We are proposing lighting of this section and having consulted with ecology officers, the path alignment is being tweaked to bring the path away from the boundary vegetation by at least 5m, so the boundary features are protected from light spill. Our contractors are working on updating these designs at the moment.

Creation of this path will obviously lead to the loss of some semi-natural habitat and in order to offset this loss habitat, creation/enhancement will be required.

We are currently waiting for a response from officers regarding the availability of adjacent land that we can use as BNG with regard to this offset. Unfortunately, this has been further delayed by officer availability. Once confirmation is received, our contractors will require a couple of weeks to amend the BNG calculation, update mapping and provide a package of documents that can be submitted as a full planning submission.

I'll keep you updated.

Nick Holder
Councillor for Bowerhill
Cabinet Member for Environment and Climate Change
Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN

Wiltshire Council

Tel: 07931 905520
Email: nick.holder@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Thursday, September 7, 2023 10:39 AM

To: Holder, Nick <Nick.Holder@wiltshire.gov.uk>

Subject: Footpath to the rear of Melksham Oak

Hi Nick

Just looked at the timescale of the work for the footpath to the rear of Melksham Oak and wondered where they are with it?

I don't know if there were any plans to share any prelim work with the parish council at all as a kind of pre app discussion? Or just that they see it at planning application stage?

We haven't seen or heard anything to date. They could have submitted a planning application of course, and its not yet be validated and uploaded yet for comments.

All the best, Teresa

July activity

- Preliminary design (including ecology assessment and implications for lighting)
- Assessment and response to Biodiversity Net Gain requirements (BNG)
- Preparation of documents to accompany planning application.

August 23

- Submit planning application

September/October 23

- Planning application determined

October 23

- Commission detailed design

December – February 24

- Contractor lead-in period

March – May 24

- Construction period

Teresa Strange
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Lorraine McRandle

From: Teresa Strange
Sent: 19 September 2023 13:13
To: Cleave, Julie; Thompson, Andy
Cc: Lorraine McRandle; Holder, Nick
Subject: RE: Tedder Gardens dropped kerb

Thanks Julie
I will feed back to the parish council.
Kind regards, Teresa

From: Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>
Sent: 19 September 2023 08:18
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Subject: RE: Tedder Gardens dropped kerb

Hi Teresa,

I have mentioned to Clive about the need for H bar markings at the pedestrian crossing and he has made a note. The damaged name plate is already on Andy's remedial list.

To be honest, there is little that can be done about parking in turning heads – which seems to happen often. Small areas of waiting restrictions are generally ineffective as they won't be regularly inspected/ enforced by parking services, although are sometimes necessary if the parked vehicles are preventing vehicles from turning (especially the bin lorry) – I am not aware of any specific complaints.

Kind regards,

Julie Cleave MCIHT
Highways Development Control Engineer (Level 3)
Sustainable Transport
(Part time: Mon – Thurs)

Wiltshire Council

Tel: 01225 713463
Email: Julie.Cleave@wiltshire.gov.uk
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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Thursday, September 14, 2023 2:30 PM
To: Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>; Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Subject: RE: Tedder Gardens dropped kerb

Thanks Julie!

As we are on a roll.... Is there anything that can be done about cars habitually parking in the turning heads?
All the best, Teresa

From: Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>

Sent: 14 September 2023 14:02

To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>

Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>

Subject: RE: Tedder Gardens dropped kerb

Hi Teresa,

I will mention it to Clive Aveyard to get it added to the lining schedule.

Kind regards,

Julie Cleave MCIHT
Highways Development Control Engineer (Level 3)
Sustainable Transport
(Part time: Mon – Thurs)

Wiltshire Council

Tel: 01225 713463

Email: Julie.Cleave@wiltshire.gov.uk

Web: www.wiltshire.gov.uk

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>

Sent: Thursday, September 14, 2023 11:40 AM

To: Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>; Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>

Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>

Subject: RE: Tedder Gardens dropped kerb

Thanks Julie

The councillor who reported says he has noticed it on numerous occasions.

Do we ask for the H bar through LHFIG when adopted or is this something that can be arranged pre-adoption.

Many thanks, Teresa

From: Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>

Sent: 14 September 2023 10:14

To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>

Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>

Subject: RE: Tedder Gardens dropped kerb

Hi Teresa,

The Highway Code states that vehicles should avoid parking across dropped kerbs, but if this is a persistent problem then an H bar marking might be needed.

The damaged street name plate will need to be replaced prior to adoption, I am sure Andy can add it to his remedial list if it isn't already on there.

Kind regards,

Julie Cleave MCIHT
Highways Development Control Engineer (Level 3)
Sustainable Transport
(Part time: Mon – Thurs)



Tel: 01225 713463
Email: Julie.Cleave@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Thursday, September 14, 2023 9:20 AM
To: Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>; Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Subject: FW: Tedder Gardens dropped kerb

Hi both
Please see below and attached from one of our Bowerhill Ward Councillors.
Is this an issue? Is it something that could be dealt with before adoption if it is?

Plus, I took this photo last week when I walked past there, the sign for Tedder has looked like this since it was installed, I think it was on your list for replacement before adoption?
Thanks, Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
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Melksham Community Campus
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From: Mark Harris <mark.harris@melkshamwithout-pc.gov.uk>

Sent: 13 September 2023 19:15

To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Marianne Rossi <admin@melkshamwithout-pc.gov.uk>

Subject: Tedder Gardens dropped kerb

I thought I would have a look at the dropped kerb in Tedder Gardens while I was in the area. It needs an access protection marking like the one I've asked for on Halifax Road. I've noticed on numerous occasions the white BWW parked across it, but today there was a whole posse of parked cars.

Mark.

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Lorraine McRandle

Subject: FW: Tedder Gardens dropped kerb
Attachments: 3829 Pathfinder Way Taylor Wimpey Remedial inspection.docx

From: Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>
Sent: 15 September 2023 08:14
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: RE: Tedder Gardens dropped kerb

Hi Teresa,

For your information please see the attached Inspection from March 2022, you will note I've already highlighted the need to replace signage for Tedder Grds & Babington Close. It's just unfortunate that Taylor Wimpey have yet to begin undertaking any Remedials on Phase 1 or completing Road Surfacing on Phase 2 (Maitland Place). This may be due to a number of reasons, but please be rest assured, all outstanding works will be attended to prior to issuing a Final Certificate.

With regards to adding a 'H' Bar to highlight an access, to be kept clear, a Program of Lining is still outstanding on Pathfinder Way, so quite feasible that a request could be submitted to Taylor Wimpey / MJ Evans (contractor now replacing Flynn's) for the Marking to be added, however just to remind you Local Highways preference would be not to have anything that would create a 'Maintenance Issue' and so it would be doubtful that once the 'H' Bar was installed, it would be unlikely that it would get refreshed once it started fading, and with little or no other White Lining on the Development, apart from 'Give Ways' at the junctions of Newell Rd & Maitland Place, priority to refresh would be quite low.

With regards to the 'Turning Heads' again amicable behaviour from residents & motorists, this should not be a problem, if there were repeated infringements, advice should be sought from the local Community Police Force.

There is still some considerable work left for Taylor Wimpey to complete, I've undertaken a number of Inspections, be that Sec38 or 278 Works that still remain to be completed on Pathfinder Way/Bath Road/Western Way/Spa Road. Please be rest assured all outstanding remedial work will be addressed.

Kind Regards,

Andy.

Andy Thompson
Highways Technician
Section 38 & 278 Works
Local Highways
Highways and Transport
Mobile 07976 343887
Email Andy.Thompson@wiltshire.gov.uk

Wiltshire Council

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Thursday, September 14, 2023 2:30 PM
To: Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>; Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>

AGR: 3829
Site: Pathfinder Way, Bowerhill Mellksham
Developer: Taylor Wimpey
Contractor: Flynn's
Date: 18th March 2022

Remedial Inspection.

Newall Road: Road 3.

- Completion of Bellmouth required, in line with 278 Works (see drawing for 8m radius), amendments to carriageway, trenches, tack tiles & kerbs.



- Replace all 'marked kerbs'- Inspection will be required prior to any carriageway Surfacing
- Clean out all Gullies to allow for an Inspection
- Replace all damaged kerbs on Paver Ramp prior to Junction (15-17 Newall Rd)



- Full width reinstatement required on 3m Footway outside No27



- Replace Shingle to prevent contamination of Adoptable Highway with suitable alternative



- Complete Access into Bath Road, install 1m Tarmac section on Gravel Path to prevent contamination of Adoptable Highway
- Replace any broken Tack tiles
- Complete Knee Rail & Fencing



- Agreement to be reached on position of Metal Fencing adjacent to properties as Drawing seems to show 500mm Service Strip, which is now enclosed by Fence.

Tedder Gardens: Road 4.

- New Street Sign required.



Tedder Gardens: Road 8.

- 1/2m section between No's 48-20, change shingle to Tarmac Surface (no contamination allowed on to Adopted Highway).



- 1/2 m Service Strip between No's 58-56
- Return Service Strip outside No62 to Tarmac
- Water Pots on Approaches to Parking Bays change from Plastic to Metal.
- Access area between No's 70-68, Service Strip to change from Shingle to Tarmac, consider install of Timber knee rail located between Plots, and 2 Bollards installed 1.2m distance in between installed in Paved section of Adoptable 'proposed throughfare'



- Slabs & Shingle are required to be changed to Tarmac with Service Strip, righthand side No96, plus lefthand side No102



- Change all Broken Kerbs on Paver Ramp between No's: 37-104



- Review access to No104, need for 'Dropper Kerb'?



Chamier Close: Road 6?

- Replace a section of Wearing course to ensure Watertight seal behind newly laid kerbs
- Cut Pavers to finish around base of Street sign Legs
- Rebuild sunken Gully in Paved Carriageway



Pile Place: Road 6.

- Sand all open joints in Pavers
- Complete 'Link' Footway from 'Turning Head' to rear of 3m 278 Footway.



- Query need for 'Dropper Kerbs' to entrances to No6 & No4? (125mm Step), House No2 'step' is 100mm?
- Full width reinstatement required outside No's 1-3



Babington Close: Road 5.

- New Street sign required (flaky paintwork)
- Complete Paver Cuts around Gully opposite No2
- Realign sunken Inspection Cover outside No1
- Reset Gully outside No3
- Reset Gully opposite No's16-14
- Tarmac 1m section of Gravel Footway (preventing contamination)
- Replace several broken / chipped Pavers in Carriageway, Sand all open Joints.



Teresa Strange

From: Oliver, Ken <Ken.Oliver@wiltshire.gov.uk>
Sent: 20 September 2023 15:40
To: Teresa Strange
Subject: RE: David Wilson Homes Development

Hi Teresa

Paul had also asked me to see if I could get some clarity on this S 106 funding. I have chatted to Debbie and she has suggested that Paul makes a direct contact with her and Debbie will check if we have received the money and let Paul know how the funding can be accessed. I will let you know how things progress.

Best regards

Ken

Ken Oliver
Projects & Canal Officer
Countryside Access
Highways & Transport

Please Note my core working days are Wednesday & Thursday

Wiltshire Council

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The Wiltshire Swindon & Oxfordshire Canal Partnership
restoring the Wilts & Berks Canal
www.canalpartnership.org.uk

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Monday, September 18, 2023 5:58 PM
To: Oliver, Ken <Ken.Oliver@wiltshire.gov.uk>
Subject: FW: David Wilson Homes Development

Hi Ken

I wondered if you could help me please....

There is a planning application for 144 houses on Semington Road, and it started on site on 4th September. In the s106 is some funding for the canal restoration project.

“Canal Restoration project means the sum of five hundred pounds (£500) per residential unit towards the Melksham Link section of the Wilts & Berks Canal Restoration Project” page 7
And on page 21 that is payable prior to commencement of development.

My calculation is that its £72k.

I have previously provided some clarity/info on the s106 to the WBCT following a (misleading!) article in the Wiltshire Times from a press release by David Wilson.

You will see the email from Paul Leanarts below, and that I was going to email Debbie Evans and copy Paul in, but it has just occurred to me that it may not be a given that the money goes to the Trust, and that I jumped the gun, so my apologies.

Hence this email to you know to highlight it and that the site has started on site, so funds should be with Wiltshire Council now (I alerted Debbie at the time).

Perhaps you could come back to me, so I know how to proceed with Paul.

The planning application is 20/01938/OUT Outline PL/2022/02749 Reserved Matters 144 dwellings and associated works

Kind regards, Teresa

Teresa Strange
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From: Teresa Strange
Sent: 18 September 2023 17:43
To: paul lenaerts <paul.lenaerts@wbct.org.uk>
Subject: RE: David Wilson Homes Development

Hi Paul
Yes, they started on site a couple of weeks ago.

I have just had a look at the s106 and it says that its payable prior to commencement of development.
I will email the s106 officer at Wiltshire Council and copy you in.
All the best, Teresa

From: paul lenaerts <paul.lenaerts@wbct.org.uk>
Sent: 18 September 2023 09:46
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: David Wilson Homes Development

Hi Teresa,
Is there any news on this new estate north of Shails Lane ?
The reason I ask is that we are seeking funding to get Melksham Link over the last hurdle of the planning process.
This involves a study to propose improvements to the River Avon and carry out a BNG Assessment for the river.

We need c£30k for this and wondering if the prospective income from the Section 106 could be used as a surety for a loan to cover this study ?

I know how busy you are so I will give you a call this week as a quick chat would suffice.

Cheers,
Paul

Paul Lenaerts
Project Manager
Wilts & Berks Canal Trust
H: 01380 870186
M: 07855 887547

wbct.org.uk

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