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MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday 1st November 2022

To all members of the Council Planning Committee: Councillors: Richard Wood (Chair of Committee), Alan Baines (Vice Chair of Committee), David Pafford (Acting Chair of Council), Mark Harris, Mary Pile, Terry Chivers, Andy Russell (Acting Vice Chair of Council)

You are invited to attend the Planning Committee Meeting which will be held on **Monday, 7 November 2022 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

Yours sincerely,

A handwritten signature in cursive script that reads "T. Strange".

Teresa Strange, Clerk

Serving rural communities around Melksham

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, 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 Planning Applications:**

[PL/2022/06861:](#) Lower Beanacre Farm, Beanacre Road, Beanacre. Installation of ground mounted 10 solar modules for domestic use. Applicant Dr Nicholas Ware (**Comments by 8 November**)

[PL/2022/08111:](#) 6 Plane Tree Close, Whitley. T1 - Platanus x Hispanica. Remove deadwood, small crossing branches and raise by 2m. Consent under Tree Preservation Order. Applicant Kenneth Whibley (**Comments by 16 November**)

[PL/2022/08287:](#) Lower Home Farm, Sandridge Park, Sandridge Common. Proposed conversion of outbuilding attic into ancillary accommodation. Applicant Paul Berry (**Comments by 28th November**)
7. **Revised Plans** To comment on any revised plans received within the required timeframe (14 days)

[PL/2022/02749:](#) Land at Semington Road, Melksham. Reserved matters (Following Outline Permission 20/01938/OUT) for development comprising the erection of 144 dwellings with informal and formal open space, associated landscaping and vehicular and pedestrian accesses off Semington Road. (Amended/Additional Information). (**Comments by 17 November**)
8. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.

9. **New Premises Licence Application.** Lovejoys Wholesale Ltd, C1 Ashville Centre, Commerce Way, Melksham. To supply alcohol (off the premises). To consider making making a representation. **Consultation ends 15 November.**
<https://www.wiltshire.gov.uk/licences-permits-new-premises-applications>
10. **Pre Consultation for a Proposed Alteration/Extension to the existing No Waiting at Any Time Restrictions on Portal Road, Bowerhill (Entrance/Exit Dick Lovett).** To consider making a representation (**Comments by 10th November**)
11. **Planning Policy**
- a) **WALPA Update**
 - b) **Neighbourhood Planning**
 - i) To note draft minutes of Steering Group meeting held on 28 September 2022
 - ii) Update on the Neighbourhood Plan Review and to consider any time critical requests before next Steering Group meeting
 - c) To note round up of latest Government changes to Planning legislation by CPRE
 - d) To note new planning appeals service <https://todaysconveyancer.co.uk/government-announces-new-planning-appeals-service/>
 - e) To note responses to questions relating to planning issues put to the Full Council meeting of Wiltshire Council on 18 October 2022.
12. **S106 Agreements and Developer meetings: (Standing Item)**
- a) **To note update on ongoing and new S106 Agreements**
 - i) **Hunters Wood/The Acorns:**
 - To note update on Footpath to rear of Melksham Oak School
 - ii) **Bowood View:**
 - To receive update on village hall, play area, management company and residents forming group.
 - iii) **Pathfinder Way:**
 - To receive update on Play Area
 - iv) **NHS contributions**
 - b) **To note any S106 decisions made under delegated powers**
 - c) **Contact with developers.**

Copy to all Councillors

PL/2022/02749 Land at Semington Road. Reserved matters (following outline permission 20/01938/OUT) for development comprising the erection of 144 dwellings with informal and formal open space, associated landscaping and vehicular and pedestrian accesses off Semington Road.

- Housing is concentrated in the West of the development, and the green space and play area to the East. Housing is very close together with no green space amongst the dwellings
- Lack of 1, 2 & 3 bedroomed open market housing and the high percentage of larger homes (4 & 5 bedrooms) proposed, which was also raised by the Urban Design Officer.
- Connectivity to existing housing developments and the provision of a footbridge over the brook to connect to the Bowood View development 16/00497/OUT, 17/12514/REM & 17/10416/VAR This is particularly important, as the Parish Council have recently built a new village hall on at Bowood View 20/03879/REM.

David Wilson Homes have offered and the Council have accepted a unilateral undertaking to make a contribution towards the connection point. The unilateral agreement would be for £20,000 payable to Wiltshire Council for onward transmission to the Parish Council to use the monies to facilitate the creation of the connection point.

- Lack of bungalows within the development despite the Section 106 Agreement seeking provision of two affordable bungalows within the development.
- **Highway Safety**
 - It is important that some sort of barrier is installed on the Eastern side of the development to stop residents accessing the A350 from the development.
 - The need for some form of impermeable barrier to be installed on the Southern boundary of the development to stop residents accessing the lane, which is a private road.
 - The application still includes several dead ends with residents being expected to pull their bins to the main spine road. Refuse lorries would be expected to reverse out which was not satisfactory.
- Lack of cycle route within the development, despite Semington Road being designated a National Cycleway and part of the new Melksham to Hilperton Active Travel route.
- In order to reduce surface water 'run off' Members request the provision of permeable driveways, as raised by the Urban Design Officer.

- Whilst it was noted that the Urban Design Officer had previously raised concerns that plots 4, 6 & 7 were very close to the highway with the revised plans dropping some of the plots from this location, Members felt some of the plots, including boundary walls, were still too close to the highway, next to the entrance to the site, which would be used by large vehicles accessing the sewage works. There are plots with windows only a metre from the highway, and this at the main entrance where all traffic will flow past.
- It was noted the applicant had still not taken on board that the Parish Council had expressed a wish to enter into discussions about being the nominated party for the proposed LEAP (Local Equipped Area of Play)/Play Area and a maintenance contribution to suit. On reviewing the Section 106 Agreement there is no reference to the parish council taking on the LEAP or a maintenance contribution, despite requesting this at pre app, outline and reserved matters stages of the planning application.
- Whilst provision of a teen shelter had been made in previous plans, it was unclear from the current plans if this had been provided. The Parish Council had also previously asked for outdoor gym equipment and a MUGA (Multi Use Games Area) to be installed in a location away from the LEAP but these do not appear to be included in the plans. Members noted Nexus had written to Wiltshire Council on 5 June 2020 with regard to an updated indicative outline plan stating ‘the parish council had requested community benefits such as play equipment for older children/teenagers. Therefore, the area previously identified as allotment provision has been replaced within the updated masterplan/parameter plan with a teen shelter and outdoor gym equipment.’ This too was pointed out to David Wilson on 16 August.
- Whilst welcoming wildflower areas, concern was raised there was no green space provision to allow children to undertake active play, such as football which may encourage them to play in the road.

EXTRACT FROM PLANNING MINUTES 26 SEPTEMBER 2022

[PL/2022/02749](#) Land at Semington Road. Reserved matters (following outline permission 20/01938/OUT) for development comprising the erection of 144 dwellings with informal and formal open space, associated landscaping and vehicular and pedestrian accesses off Semington Road.

Members noted the various items of correspondence received from residents objecting to the application, as well as residents' comments raised during public participation (11 members of public in attendance for this application) regarding access to Shails Lane and the need for some form of safety barrier adjacent to the A350.

Comments: The Parish Council wish to make the following comments on the revised plans, as well as reiterate their previous comments.

It was noted that the parish council met with David Wilson Homes on Tuesday 16 August at David Wilson's invitation, to review their revised plans. The notes from that meeting are in the public domain as part of the minutes of the Planning Committee held on [5 September 2022](#).

- Despite the revised plans, there is a concern housing is concentrated in the West of the development, and the green space and play area to the East. Housing is very close together with no green space amongst the dwellings and the council feel that there could be a better distribution of green space throughout the development.
- There is a concern at the lack of 1, 2 & 3 bedroomed open market housing and the high percentage of larger homes (4 & 5 bedrooms) proposed, which was also raised by the Urban Design Officer.

The Clerk explained a Housing Needs Assessment had recently been completed by AECOM, as part of the Melksham Neighbourhood Plan Review, which included useful information on the housing type and tenure requirement for the Neighbourhood Plan area (Melksham Town and Melksham Without). It also includes the results of the recent local Housing Needs Survey.

The report was due to be put before the Neighbourhood Plan Steering Group on 28th September, with a request the report be released for publication. The Clerk asked that if the Steering Group approved the general release of this document, if the planning committee were happy for it to be submitted to Wiltshire Council as evidence to support the type of housing required in the Melksham area, which was agreed by Members.

Concern was also raised that larger dwellings with 4/5 bedrooms could have more vehicles than smaller dwellings, therefore there would be an increase in vehicles using a single access road.

- The Council had previously mentioned the lack of bungalows within the development and reiterated this at their recent meeting with David Wilson who

confirmed that there would be no bungalows in the scheme. The parish council wish to draw attention to the Section 106 Agreement which details provision of two affordable bungalows within the development.

- Highway Safety. Residents and the parish council are concerned that residents from the new development will try and find a way to access the A350 as a shortcut to Bowerhill, via Shails Lane. It is important that some sort of barrier is installed on the Eastern side of the development to stop residents accessing the A350 from the development. This well used route was closed by the Coroner following a fatality at this point from a resident crossing the road here. Whilst it is noted the installation of anti-pedestrian fencing is included in the Section 106 agreement, members felt it was imperative the developers adhere to this before occupation, in order to provide pedestrian safety. Experience has shown on other nearby developments that highway conditions that should be in place for health and safety reasons before occupation have not been addressed, some 2 years after occupation, and the parish council are very keen to not see a repeat of this inaction on this requirement.

The Section 106 Agreement states as part of highway safety works: ‘anti pedestrian safety fencing be installed for 100m along the A350 Western side, 70m North and 30m South of Shails Lane parallel to the A350 continually for 100m and a landscaping scheme (alongside the fence to further discourage pedestrians from vandalizing the fence and breaking through it).’

- The Parish Council also reiterated their previous support for the residents of Shails Lane in the need for some form of impermeable barrier to be installed on the Southern boundary of the development to stop residents accessing the lane, which is a private road. 11 members of the public, all from Shails Lane or the corner of Semington Road and Shails Lane attended the parish council’s Planning Committee meeting on the evening of Monday 26 September, with this specific request. There is concern that if only a hedging boundary for example is provided (as suggested by David Wilson when we recently met) that this will easily be used for access as not a physical barrier; it requires a fence and hedge at least.
- There is still no provision for a cycle route within the development, which had also been highlighted by the Urban Design Officer. David Wilson continue to state that there is no cycle network to connect to, therefore they do not need to provide a cycle way. This is despite Semington Road being designated a National Cycleway and part of the new Melksham to Hilperton Active Travel route, with recent improvements being made to the road infrastructure via Government funding over the last few months. This includes the crossing across the A350 Western Way to give safer access for cyclists accessing Semington Road. Page 93 of the Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP) currently out for consultation shows the cycle routes etc of the Melksham area, clearly showing the National Cycle Network NCN 403 and the Hilperton to Melksham Active Travel route along the Semington Road with access to the proposed development on this road.
https://www.wiltshire.gov.uk/media/9640/Wiltshire-draft-LCWIP/pdf/Wiltshire_LCWIP_Framework_and_Interurban_Routes_Consultation

[_Draft.pdf?m=637947023636500000](#)

<https://www.wiltshire.gov.uk/news/new-cycling-facility-hilperton>
[https://www.wiltshire.gov.uk/media/8877/Hilperton-Melksham-active-travel-scheme-map/pdf/Hilperton to Melksham Active Travel Map design PDF.pdf?m=637822513083330000](https://www.wiltshire.gov.uk/media/8877/Hilperton-Melksham-active-travel-scheme-map/pdf/Hilperton%20to%20Melksham%20Active%20Travel%20Map%20design%20PDF.pdf?m=637822513083330000)

- In order to reduce surface water 'run off' Members request the provision of permeable driveways, as raised by the Urban Design Officer.
- Whilst it was noted that the Urban Design Officer had previously raised concerns that plots 4, 6 & 7 were very close to the highway with the revised plans dropping some of the plots from this location, Members felt some of the plots, including boundary walls, were still too close to the highway, next to the entrance to the site, which would be used by large vehicles accessing the sewage works. There are plots with windows only a metre from the highway, and this at the main entrance where all traffic will flow past.
- It was noted the applicant had still not taken on board that the Parish Council had expressed a wish to enter into discussions about being the nominated party for the proposed LEAP (Local Equipped Area of Play)/Play Area and a maintenance contribution to suit. On reviewing the Section 106 Agreement there is no reference to the parish council taking on the LEAP or a maintenance contribution, despite requesting this at pre app, outline and reserved matters stages of the planning application.
- Whilst provision of a teen shelter had been made in previous plans, it was unclear from the current plans if this had been provided. The Parish Council had also previously asked for outdoor gym equipment and a MUGA (Multi Use Games Area) to be installed in a location away from the LEAP but these do not appear to be included in the plans. Members noted Nexus had written to Wiltshire Council on 5 June 2020 with regard to an updated indicative outline plan stating 'the parish council had requested community benefits such as play equipment for older children/teenagers. Therefore, the area previously identified as allotment provision has been replaced within the updated masterplan/parameter plan with a teen shelter and outdoor gym equipment.' This too was pointed out to David Wilson on 16 August.
- Whilst welcoming wildflower areas, concern was raised there was no green space provision to allow children to undertake active play, such as football which may encourage them to play in the road.

Highway Safety/Layout

Whilst the Council's and Urban Design Officer's previous concerns regarding the proposed straight spine road North to South of the site had been taken on board and the layout changed, the application still includes several dead ends with residents being expected to pull their bins to the main spine road. Refuse lorries would be expected to reverse out which was not satisfactory.

Whilst not supporting dead ends within the development, if all or some are to remain, the Parish Council ask that the bin store sites are large enough to take more than just one bin for each house, as several bins are usually collected in any one day. Members also raised a concern people could be tempted to leave their bins out permanently.

It was noted there is a crossing on the A350 from Hampton Park industrial estate to the Bowerhill industrial estate, but from the point of view of residents of this development, there will only be a single access on the north west corner.

It was noted the affordable housing element seemed to be in distinct groups which could lead to discrimination between residents, therefore, the Council ask the affordable housing element be mixed in more amongst the development.

Shails Lane

Concern was raised that it was possible residents of the site will attempt to reach the proposed new school at Pathfinder Place, Bowerhill by trying to access the A350, which is extremely dangerous.

Members supported the comments by residents with regard to the lane not being suitable for access from this development. Therefore, the Council ask a secure solid boundary be installed, running the whole length of the Southern boundary. A hedge would not be sufficient, as future residents could grub out any hedging and put a gate in, in order to access Shails Lane.

Members asked that a permanent barrier at the end of the current line of dwellings on Shails Lane (adjacent to 514d), just past the old canal bridge be installed, as this would give a clear indication the lane is not an access to the new development and will also discourage people from using the lane as a dog walking area and fly tipping spot.

Other

Where will children from the development go to school. At outline stage the Council had stated the site is a significant distance from any primary schools with the nearest school full with the proposed new primary school at Pathfinder Place not yet built.

It was noted timber play equipment was proposed with one entry gate. It is a policy of the Parish Council not to have this type of equipment (they request metal as much easier from a maintenance point of view, and has more longevity likewise a dark green powder coated fence rather than a wooden one). In line with RoSPA best practice, there should be two gates, so providing an alternative escape route, and red in colour so easily identifiable.

The Council request safety surfacing protrude outside the fencing surrounding any play area, as this allows the mowing of spaces outside the play area to be undertaken without leaving weeds growing up by around the fence. The Parish

Council would welcome meeting the developers to discuss the play area in greater detail.

Whilst at outline stage allotments were proposed with the Parish Council stating there was enough provision of allotments in Berryfield (they already have 75 plots on two sites in Berryfield). It was noted whilst there appeared to be no proposals in the current plans for allotments, there was reference to allotments in one of the documents, however, there was no mention of who would run these, provision of a car park, security, access, or provision of water mentioned.

Members endorsed the comments by Salisbury & Wilton Swifts in asking for ecological measures to be included on the site, such as bird, bat and bee bricks, reptile refugia and hibernacula.

Whilst mention had been made earlier in the meeting of Great Crested Newts, there did not appear to be information regarding the protection of bat habitats, which were understood to be located on the site.

It was noted Wessex Water had raised a holding objection as there appeared to be conflict with existing pipes.

The Parish Council ask for the following:

- Adherence to policies with the Melksham Neighbourhood Plan.
- 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 to existing housing developments and the provision of a footbridge over the brook to connect to the Bowood View development 16/00497/OUT, 17/12514/REM & 17/10416/VAR This is particularly important, as the Parish Council have recently built a new village hall on at Bowood View 20/03879/REM

The current plans would require residents of the proposed new development to go out onto Semington Road and into Telford Drive to access the hall, which was less than ideal.

It was noted both the National Planning Policy Framework (NPPF) and Wiltshire Council's Core Strategy recognises the importance of connectivity with existing development. Members and residents feel that this is a useful connection to community facilities, and provides a safer walking route alternative than Semington Road which does not have pavements, or only narrow pavements, in places.

- Contribution towards improvements to public transport in the area.
- Contribution towards educational and health provision.

On reviewing the Section 106 Agreement it is noted a contribution of

£297,874.00 is being requested towards early years education provision, as well as £337,644.00 towards primary education, there is no request for a contribution towards secondary education, however, it was noted this could be because there are sufficient school places available.

With regard to a contribution towards health care provision, it has subsequently been noted within the Section 106 Agreement that £137,000 is being requested towards the cost of supporting primary care capacity of the Melksham & Bradford on Avon Primary Care Network.

However, Members have raised a concern where and what this funding will be going towards and will be seeking assurances this will be spent in the Melksham area.

- A Speed limit of 20mph within the development which is self-enforcing.
- Affordable housing is tenant blind and constructed in similar materials to other properties on the site.
- The road layout is such that there are no cul de sacs or dead ends, so that the refuse lorries do not have to reverse out.
- Whilst the Parish Council are keen on trees, they ask that these are not planted adjacent to property boundaries, or adjacent to roads in order they do not cause issues later on with overhanging property boundaries or the highway respectively. They also asked that trees are set back from any ditches adjacent to properties, in order there is enough space for maintenance of any ditches to take place.
- When abutting existing houses, the design layout is garden to garden to maintain a distance between existing properties.
- Any proposed 2.5 dwellings or above be located within the centre of the development.
- There are no shared surfaces within the design, if they are included the Parish Council ask there is clear delineation between footpath and road surfaces.
- Provision of two bus shelters tall enough and with a power supply to enable real-time information, proper seating (not a perch), side panels and kerbs etc to match that at the adjacent Bowood View development. To be located in the vicinity of the New Inn bus stops.

It was noted in the Decision Notice that one should be erected, however, the Council feel there should be two to replicate what is happening at Bowood View; the adjacent new development.

- Traffic calming this end of Semington Road.

- Rights of Way Improvements to MELW7, taking the route down to the river. It was noted the Rights of Way Officer is in support of this request and is in discussion with the landowner, with a suggestion the Parish Council ask for funding to cover the diversion order and the bridge construction. This the parish council wish to follow up as a condition of the planning application.
- Provision/contribution towards interpretation signs for the historic line of the Wilts & Berks Canal through the development. To suite with the ones being provided by the Wilts & Berks Canal Trust in the adjacent Bowood View development.

On reviewing the Section 106 Agreement a public art contribution of £43,200 (£300 x 144) is being requested.

The Parish Council have stated they would like to be involved with any art project

- A contribution towards the new Berryfield village hall for fitting out with furniture, equipment, fittings and towards future running costs.
- A contribution to the land transfer and building costs associated with the provision of a patio/terrace outside the village hall currently under construction.
- A contribution to purchase a Battery to store power from the grid and/or the solar panels for the new village hall/lighting the footpath access in the immediate vicinity. Cost £6,200 excluding VAT.

At a Planning Committee Meeting on 6 September 2022, Members reviewed the Section 106 Agreement and noted £200,000 had been requested to upgrade the double pelican crossing on the A350 to a double toucan crossing, with associated footway and cycleway improvements and measures to reduce the attractiveness to pedestrians of the pedestrian route on the Western side of the roundabout between Old Semington Road and Melksham

Whilst it was noted improvements were still to be made to reduce the attractiveness of the pedestrian crossing on the Western side, the upgrade of the pelican crossing on the A350 dual carriageway has already taken place, as part of the Hilperton to Melksham Cycle Route improvements via Government funding and therefore it was agreed the Clerk would contact Wiltshire Council to seek clarification on this.

The Clerk stated she had contacted Wiltshire Council who had confirmed the improvements to the A350 dual carriageway crossing had been funded via Government funding. (Gareth Rogers, Principal Engineer, Traffic & Network Management)

Recommendation: To request the £200,000 Section 106 highway improvement funding be handed over to Wiltshire Council to spend on highway improvements in the vicinity of the development.

- **To note correspondence regarding ownership of the adjacent brook re potential footbridge**

On reviewing the Decision Notice of September 2021, it was noted under “27 Informative”, that it mentioned promoting connectivity between developments with a request that prior to submission of a reserved matters application, the possibility of providing a pedestrian/cycle link through to the adjacent housing site to the North should be explored.

This matter had been raised with the developers who stated this was only an informative, but had written earlier that day to the Clerk stating in order to address the parish council’s concerns regarding connectivity to the new Berryfield Village Hall at Bowood View, they wished to offer a unilateral undertaking to make a contribution towards the connection point. The unilateral agreement would be for £20,000 payable to Wiltshire Council for onward transmission to the Parish Council to use the monies to facilitate the creation of the connection point.

David Wilson Homes would pay their legal fees and the costs of Wiltshire Council in concluding this agreement, capped at £2.5k (i.e. £5k in total). The Contribution would be payable on the basis that it would be paid from Wiltshire Council to the parish council for the purposes of constructing a bridge, however if this were not feasible, for the improvement of the village hall on the adjoining site at Bowood View.

The Clerk had also ascertained the landowner of the brook is Wiltshire Council, who were happy with proposals for a footbridge (Contact Jenny Rowe, Senior Estates Manager) and the management company for Bowood View also appeared amenable (Contact Max Harris, Alexander Faulkner Partnership Ltd) as the land is being transferred to the resident management company Bowood View (Melksham) Management Company Limited.

The Clerk on receiving the offer had also contacted the Rights of Way Officer to ascertain if the £20,000 offered was enough to build a footbridge, but unfortunately had not responded as yet.

Members noted the provision of a footbridge would provide a safer walking route to the proposed Pathfinder Place school from the development.

Recommendation: To welcome the offer.

Teresa Strange

From: Martin Haffenden <martin@haffenden.simplyms.com>
Sent: 30 October 2022 13:13
To: Lorraine McRandle; Teresa Strange
Subject: Fwd: Thank you for your comments PL/2022/02749

Hi Lorraine

Thank you for emailing me about this application. I have sent some comments to Wiltshire Council regarding this application and you can read them below.

I am more than happy for them to be shared with Parish Council.

It does seem there is quite a bit of push back on this application. Just a shame it was approved for outline planning. I guess the Council never rescinds planning permission.

Regards

Martin Haffenden

Begin forwarded message:

From: Wiltshire Council <planning@sf.wiltshire.gov.uk>
Date: 30 October 2022 at 1:03:43 pm GMT
To: martin@haffenden.simplyms.com
Subject: Thank you for your comments PL/2022/02749

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.

Martin Haffenden
Member of the Public
Stance : Comment

Your Comment:

This development is going to have another negative impact on the residents of Semington Road and further afield on commuters wishing to use the newly improved cycle way from Hilperston to Melksham in a safe manner.

The cycleway is part of Wiltshire Council's plan to improve the provision of sustainable transport and should be supported.

This development is going to force more traffic into the supposed "quiet road" of Semington Road therefore making the use of this route for cycle traffic less appealing and more dangerous.

I suggest the Council seriously considers the needs of cyclist and pedestrians along Semington Road as since the Bellway estate was built and the continuing use of the road as a short cut for workers at Hampton Park West, motor vehicle traffic has increased massively. Cycling this route is no longer pleasant and at times very dangerous. Cars regularly race between the traffic calming islands and the 30 mph speed limit is routinely ignored.

Perhaps some of the Section 106 money should be used to improve the welfare for existing residents by installing a proper cycleway along the length of Semington Road from the bus gate to the junction with the A350 as the Council seems keen to approve all and any planning applications from developers along this road.

If this is not possible then a significantly improved traffic calming system should be installed to reduce the temptation to speed and to use this road as a rat run and better protect cyclists.

Lorraine McRandle

From: Teresa Strange
Sent: 20 October 2022 23:18
To: Lorraine McRandle
Subject: Fwd: New Premises Licence Application - Lovejoys Wholesale Ltd., C1 Ashville Centre, Commerce Way, Melksham, SN12 6ZE
Attachments: New Premises Licence Application - 202221745 - Lovejoys Wholesale Ltd., Ashville Centre, Commerce Way, Melksham, SN12 6ZE - Consultation ends 15th November 2022.pdf

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From: Price, Jemma <Jemma.Price@wiltshire.gov.uk>
Sent: Thursday, October 20, 2022 8:16:54 PM
To: Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Hubbard, Jon <Jon.Hubbard@wiltshire.gov.uk>; Teresa Strange <clerk@melkshamwithout.co.uk>
Subject: New Premises Licence Application - Lovejoys Wholesale Ltd., C1 Ashville Centre, Commerce Way, Melksham, SN12 6ZE

Good Evening,

The Licensing Authority has received a New Premises Licence application for Lovejoys Wholesale Ltd., C1, Ashville Centre, Commerce Way, Melksham, SN12 6ZE

Please find attached the application.

The application is also available to be viewed online using the following link: <http://www.wiltshire.gov.uk/licences-permits-new-premises-applications>. This will be live from tomorrow afternoon.

Any representations against/for the application must be received no later than 15th November 2022.

If you require any further information please do not hesitate to contact me directly.

Kind regards,

Jemma Price
Public Protection Officer (Licensing)
Wiltshire Council, Monkton Park, Chippenham, SN15 1ER
Tel: 01249 706 436 ex. 21436
Email: jemma.price@wiltshire.gov.uk
Web: www.wiltshire.gov.uk

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Wiltshire Council

Where everybody matters

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 LOVEJOYS WHOLESALE 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			
C1 ASHVILLE CENTRE COMMERCE WAY MELKSHAM WILTSHIRE			
Post town	MELKSHAM	Postcode	SN12 6ZE
Telephone number at premises (if any)		01225 708838	
Non-domestic rateable value of premises		£ 14,250	

Part 2 - Applicant details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- | | | |
|--|-------------------------------------|-----------------------------|
| a) an individual or individuals * | <input type="checkbox"/> | 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) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | 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 <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over <input type="checkbox"/>		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 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over		<input type="checkbox"/> Please tick yes	
Nationality					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town		Postcode			
Daytime contact telephone number					
E-mail address (optional)					

(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	LOVEJOYS WHOLESALE LTD
Address	B6 ASHVILLE CENTRE COMMERCE WAY MELKSHAM WILTSHIRE SN12 6ZE
Registered number (where applicable)	7537004

Description of applicant (for example, partnership, company, unincorporated association etc.)	LTD COMPANY
Telephone number (if any)	01225 708838
E-mail address (optional)	enquiries@lovejoyswholesale.com

Part 3 Operating Schedule

When do you want the premises licence to start? DD MM YYYY
██████████

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>WHOLESALE WAREHOUSE CURRENTLY USED FOR STORAGE OF DRY GOODS WITH FRIDGE UNIT + FREEZER UNIT FOR STORAGE OF DAIRY PRODUCTS</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) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input type="checkbox"/> |

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)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Wed					
Thur			<u>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</u> (please read guidance note 6)		
Fri					
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	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)		
Wed					
Thur			<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)		
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			Please give further details (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)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Wed					
Thur			<u>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</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue			State any seasonal variations for the performance of live music (please read guidance note 5)		
Wed					
Thur			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 (please read guidance note 6)		
Fri					
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue			State any seasonal variations for the playing of recorded music (please read guidance note 5)		
Wed					
Thur			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 (please read guidance note 6)		
Fri					
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	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)			
Mon						
Tue			State any seasonal variations for the performance of dance (please read guidance note 5)			
Wed						
Thur			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)			
Fri						
Sat						
Sun						

H

<p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)</p>			<p>Please give a description of the type of entertainment you will be providing</p>		
(Day)	Start	Finish	<p><u>Will this entertainment take place indoors or outdoors or both - please tick</u> (please read guidance note 3)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p><u>Please give further details here</u> (please read guidance note 4)</p>		
Wed					
Thu			<p><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)</p>		
Fri					
Sat			<p><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)</p>		
Sun					

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	<input type="checkbox"/>		
			Outdoors	<input type="checkbox"/>		
			Both	<input type="checkbox"/>		
Day	Start	Finish	Please give further details here (please read guidance note 4)			
Mon						
Tue						
Wed					State any seasonal variations for the provision of late night refreshment (please read guidance note 5)	
Thur						
Fri						
Sat					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 (please read guidance note 6)	
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	<input type="checkbox"/>
				Off the premises	<input checked="" type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5) SUPPLY IS FOR HAMPERS WHICH WILL BE MADE ON SITE WITH POSTAL DELIVERIES OUT TO CUSTOMERS		
Mon	00.00	24.00			
Tue	00.00	24.00			
Wed	00.00	24.00			
Thur	00.00	24.00			
Fri	00.00	24.00			
Sat	00.00	24.00			
Sun	00.00	24.00			
			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)		

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	Ashton Gardner	
Date of birth	[REDACTED]	
Address	[REDACTED]	
Postcode	[REDACTED]	[REDACTED]
Personal licence number (if known)	C/19/00935/PERA	
Issuing licensing authority (if known)	Cotswold District 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).

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

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)

ALCOHOL WILL ONLY BE SOLD AS PART OF A HAMPER WITH DELIVERY & CONSUMPTION OFF SITE.

b) The prevention of crime and disorder

AS ABOVE

c) Public safety

AS ABOVE

d) The prevention of public nuisance

AS ABOVE

e) The protection of children from harm

STORED IN WORKING WAREHOUSE NOT OPEN TO GENERAL PUBLIC OR CHILDREN.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [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)

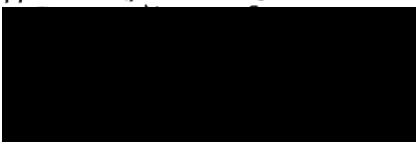




Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12).
If signing on behalf of the applicant, please state in what capacity.

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	
Date	17/9/22
Capacity	DIRECTOR

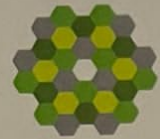
For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

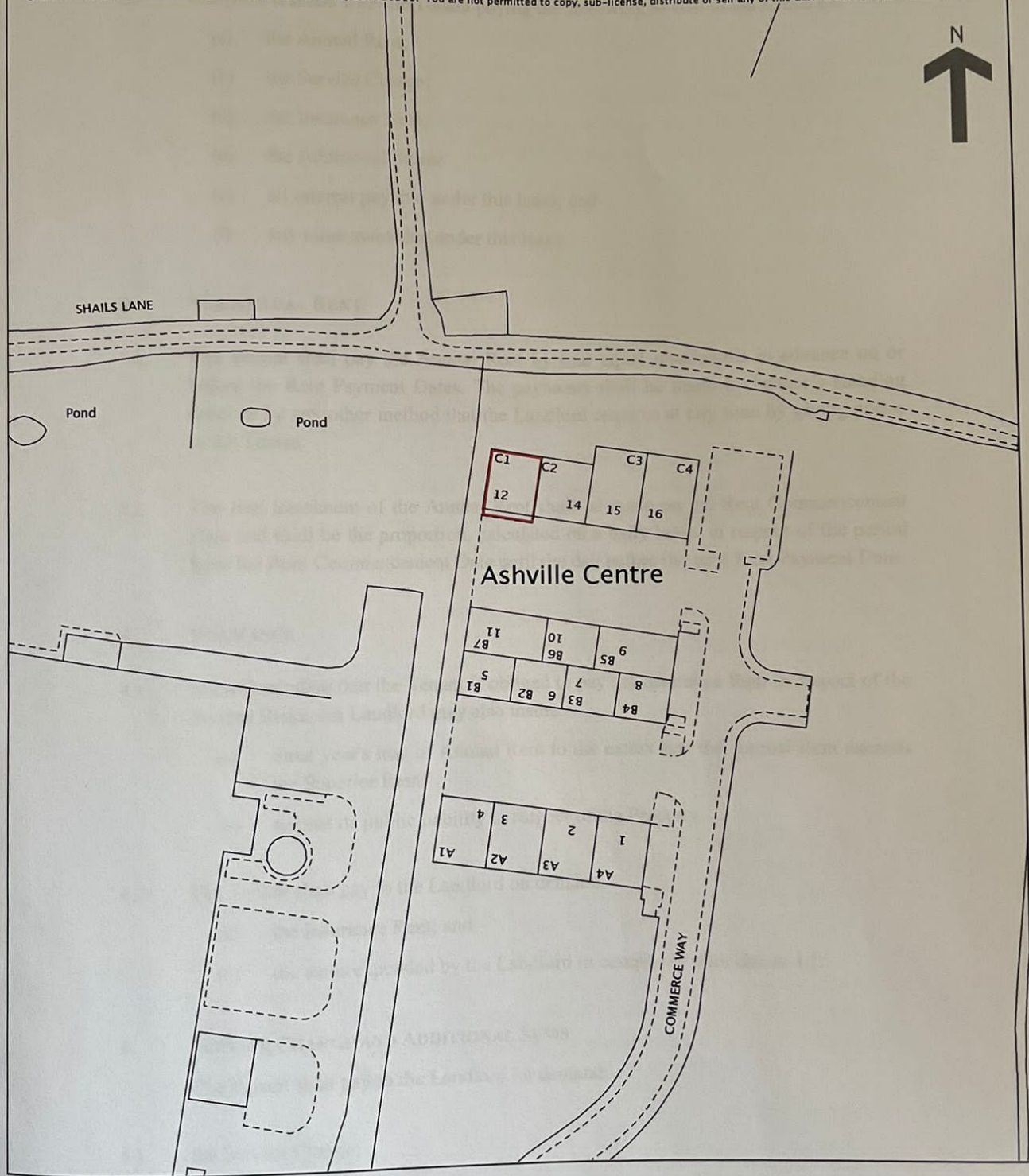
Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
			

Land Registry
Official copy of
title plan

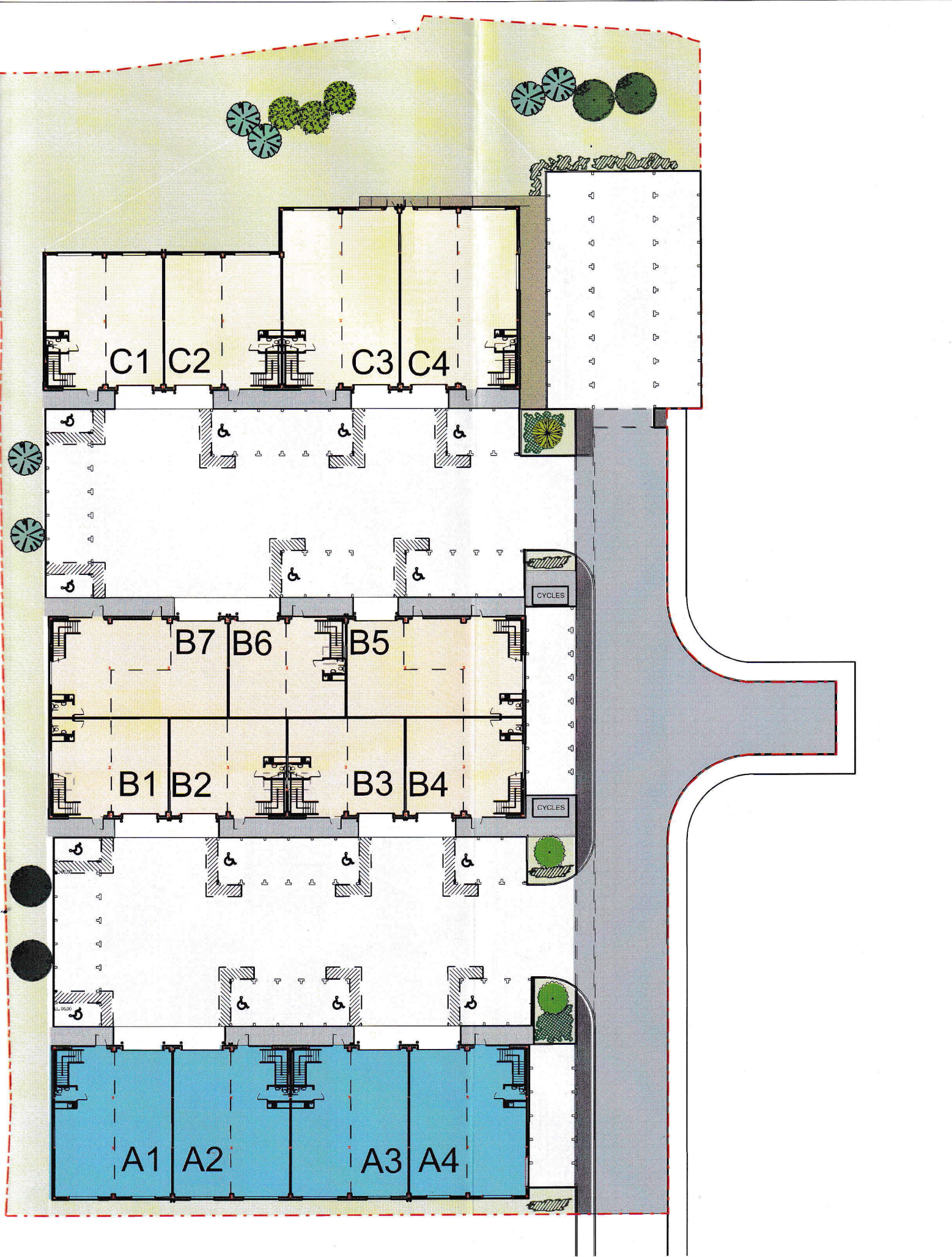
Title number **WT303225**
Ordnance Survey map reference **ST9061NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wiltshire**

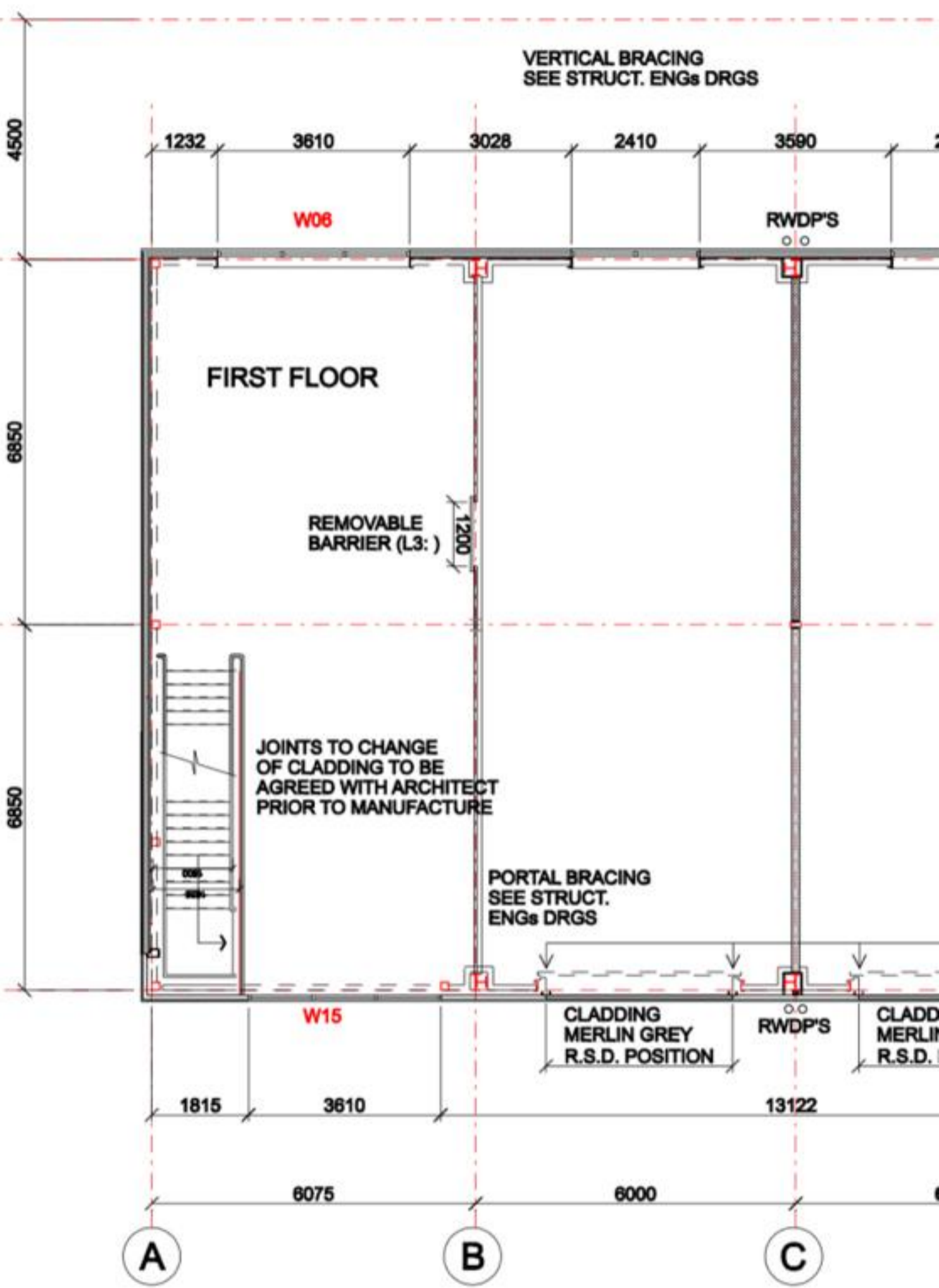


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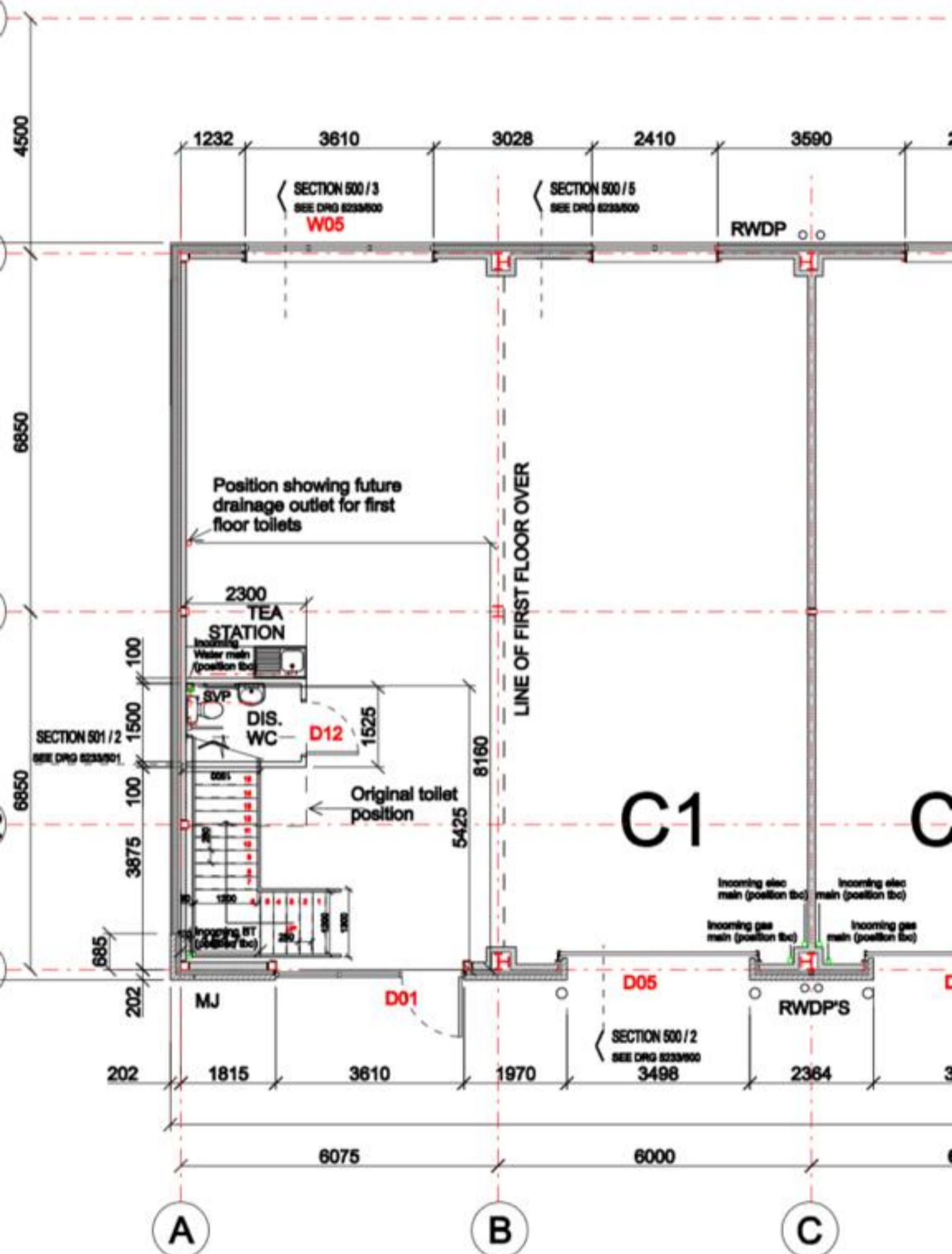


First Floor Plan

NOT

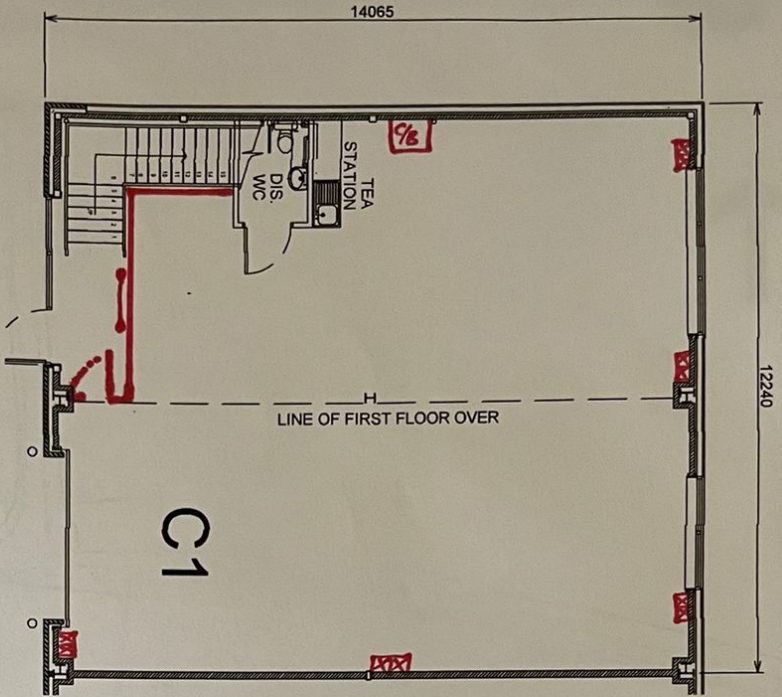
First Floor Plan

NOT

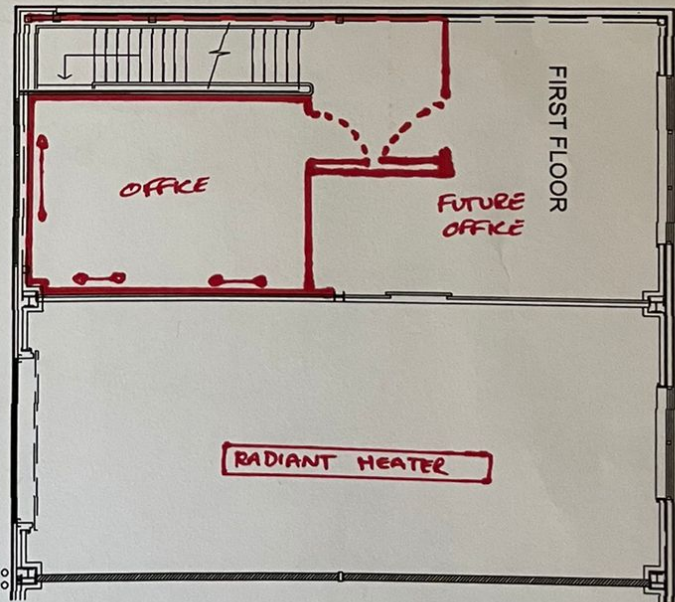


Ground Floor Plan

Ground Floor Plan



First Floor Plan



Teresa Strange

From: Teresa Strange
Sent: 27 October 2022 17:20
To: Lorraine McRandle
Subject: Fwd: PRE-CONSULTATION - Extension/Alteration of No Waiting at Any Time Restrictions - AGR3936 - Portal Road, Melksham
Attachments: Portal Road, Melksham - Indicative Plan.jpg

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From: Manns, Christopher <Chris.Manns@wiltshire.gov.uk>
Sent: Thursday, October 27, 2022 3:19:17 PM
To: 'logisticsdesk.north@swast.nhs.uk' <logisticsdesk.north@swast.nhs.uk>; 'FCCsupervisors@wiltshire.pnn.police.uk' <FCCsupervisors@wiltshire.pnn.police.uk>; 'control@dwfire.org.uk' <control@dwfire.org.uk>; Buses at Wiltshire Council <buses@wiltshire.gov.uk>; Democratic and Member Services <Committee@wiltshire.gov.uk>; Teresa Strange <clerk@melkshamwithout.co.uk>; townhall@melksham-tc.gov.uk <townhall@melksham-tc.gov.uk>; Dunford, Peter <Peter.Dunford@wiltshire.gov.uk>
Subject: PRE-CONSULTATION - Extension/Alteration of No Waiting at Any Time Restrictions - AGR3936 - Portal Road, Melksham

Dear All,

Please find attached and below a pre-consultation for a proposed alteration/extension to the existing No Waiting at Any Time restrictions on Portal Road, Melksham.

Attached is an indicative layout for the proposals and below the schedule.

If you have any questions or suggestions please feel free to send them to christopher.manns@wiltshire.gov.uk by Thursday 10th November.

Once all comments have been considered a formal consultation (including press and site notices) will be instructed to proceed.

Schedule

Extension/ Amendment of "No Waiting at Anytime" restrictions (Double yellow lines)

Portal Road (North Side Only) at both its junctions with Dick Lovett BMW Mini to a point approx. 8m in to Dick Lovett BMW Mini Accesses in both locations.

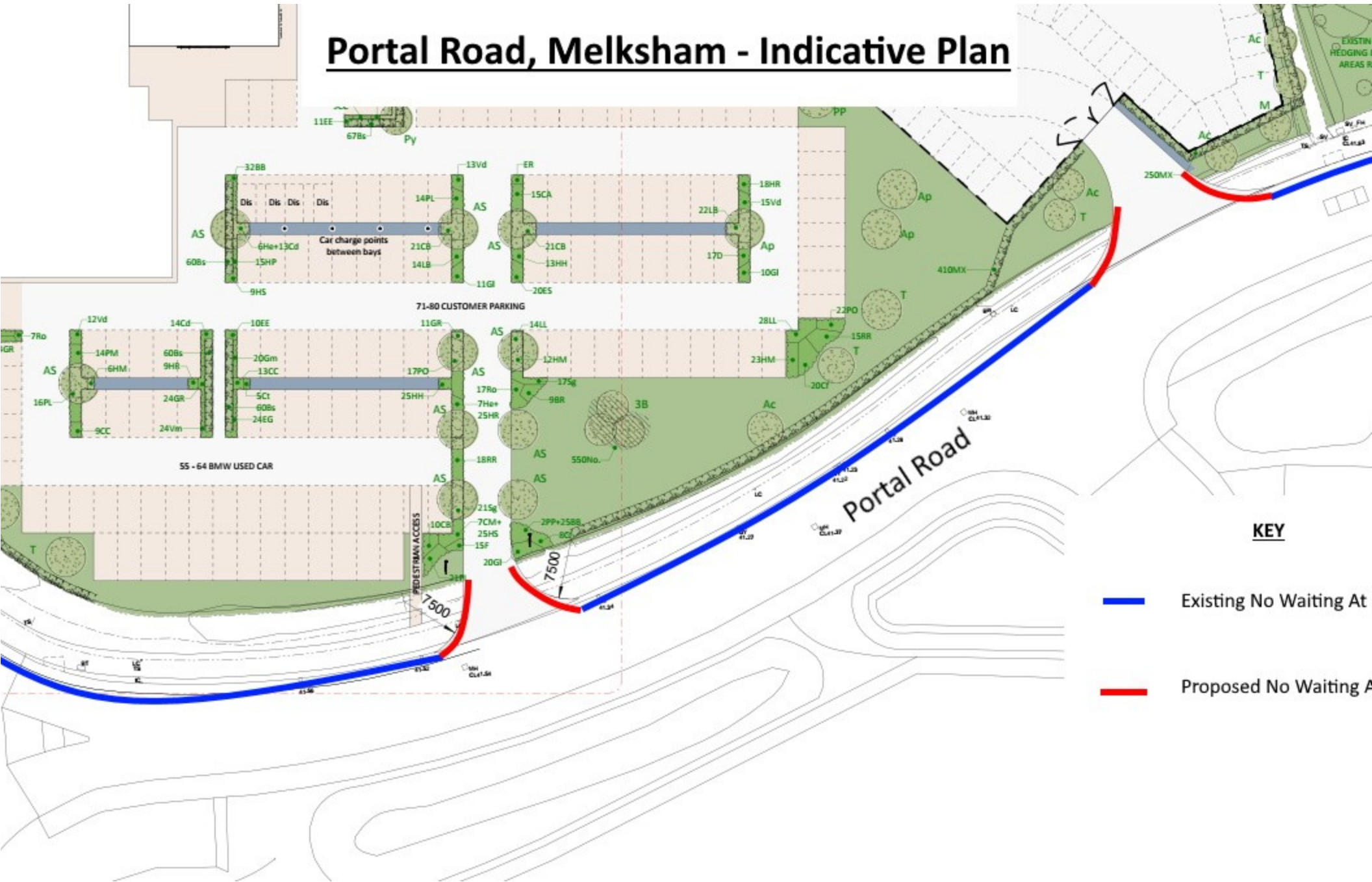
Statement of Reasons

RTRA 1984 Sections 32 and 35 (for parking restrictions only)

For the purpose of relieving or preventing congestion

Kind regards,

Portal Road, Melksham - Indicative Plan





Melksham Neighbourhood Plan

Steering Group Meeting

Date: Wednesday 28 September 2022
Start: 6.30 pm

Present:

Steering Group Members Present

Councillor David Pafford (MWPC)
Councillor Alan Baines (MWPC Sub)
Councillor Graham Ellis (MTC)
Councillor Pat Aves (MTC)
John Hamley (MTUG)
Chris Holden (MCAP)
Councillor Mike Sankey (WC)
Shirley McCarthy (Environment)

Officers

Teresa Strange (MWPC)
Lorraine McRandle (MWPC)
Linda Roberts (MTC)
Patsy Clover (MTC)

Task Group Members:

Councillor Richard Wood (MWPC)
Councillor Mark Harris (MPWC)
Councillor Colin Goodhind (MTC sub until Councillor Pat Aves arrived)

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

The MWPC Clerk pointed out the various fire escapes as this was a new venue for the Steering Group to meet in.

2. To note apologies

Apologies were received from Councillor John Glover (MWPC) who had a leave of absence from the parish council with Councillor Baines attending as substitute, Colin Harrison, and Wiltshire Councillor Mike Sankey, who was at another meeting and would attend later.

3. To elect new Chair & Vice Chair of Steering Group

The MWPC Clerk sought nominations for Chair. Councillor Baines proposed Councillor Pafford as Chair; who was happy to stand. There were no other nominations.

Chris Holden arrived and joined the meeting.

The proposal was seconded by Shirley McCarthy.

Resolved unanimously: To appoint Councillor Pafford as Chair.

Councillor Pafford took the Chair.

Shirley McCarthy asked for it to be minuted that Councillor Richard Wood had been an exceptional and positive Chair for many years and been a cohesive and constructive influence on the Steering Group. The steering group agreed with this sentiment.

Nominations were sought for Vice Chair; there were none forthcoming and Councillor Pafford explained that there had been comment in the past that the Steering Group had always been chaired by a member of Melksham Without Parish Council and that had been because no one from the Town Council had either been nominated as Chair, or was prepared to accept a nomination as Chair, and therefore felt that it would be appropriate for a Town Council representative to come forward now, and if not, then a community/organisation representative.

Councillor Goodhind proposed Councillor Ellis as Vice Chair, and this was seconded by Chris Holden. Councillor Ellis accepted the nomination, and there were no others.

Resolved: To appoint Councillor Ellis as Vice Chair.

4. Declarations of Interests & Register of Interests

There were no declarations of interest, with a reminder for those who had not already done so to complete a Register of Interest Form for interests in the whole of the Neighbourhood Plan area.

Councillor Aves arrived and joined the meeting, and Councillor Goodhind stepped down as substitute in her absence.

5. Public Participation

There were no members of public present.

6. To agree Minutes of Meeting held on 29th June 2022

Resolved: To approve and for the Chair to sign the minutes of the meeting held on 29 June 2022.

7. To receive update on Task Group work to date and approve briefs for Locality Technical Support packages

Vaughan apologised for the lateness of his paper. He explained that he had followed the Area Board briefing prepared by the MWPC Clerk for the public, and had fleshed it out. Key documents needed to be approved and commented on in order to set the brief for the next few months.

Vaughan clarified that a lot had been produced over the spring and summer behind closed doors with AECOM and that a consultancy package had been secured. Some task groups had had active input, but others hadn't. Vaughan was happy for members of specific task groups to take the lead when discussing their work – green spaces, heritage, and design.

It was confirmed by Vaughan that NHP#2 was running about two months late as a result of work on site selection. It had been hoped that by November, the list of preferred sites to put forward would have been compiled. However, it is anticipated that the report will be received in November and that a shortlist of sites will be prepared after that. Vaughan explained that it had taken longer to get the technical support packages than anticipated, evidence gathering had been slower, and summer holidays had had an effect. He hoped that the Steering Group could catch up a bit but some of the processes are unavoidably set in terms of period of time and engagement required. Vaughan was aware that the aim was to have a plan made as close as possible to July next year to avoid speculative development when paragraph 14 protection from NHP#1 expired.

a) Assessment and Information to inform approach to housing (together with the Local Plan)

i. To review and approve site assessment methodology produced by AECOM

Vaughan explained that the call for sites had identified about 90 sites to go forward for assessment, using the Site Suitability Assessment prepared by AECOM. Once the proposed methodology has been approved, AECOM will produce a shortlist of sites they consider to be most suitable to meet the NHP (Neighbourhood Plan) area's share of housing needs and targets. This will take approximately three months. The resulting shortlist will be passed to the Housing Task Group and the NHP Steering Group to narrow down the shortlisted sites for preferred options to be included in the NHP. Vaughan explained that the

methodology must be sound and robust to identify viable sites. Some of the sites will be on Wiltshire Council's list for the Local Plan Review but Wiltshire Council won't disclose their shortlist until Q2 of 2023. The Steering Group needs to minimise the chances of tripping over Wiltshire Council at this stage. Vaughan thought that Wiltshire Council would be looking at big ticket strategic sites with their main activity to the North East and East of Melksham plus an expectation on Shaw and Whitley, which gave the Steering Group an opportunity to lead on this.

Given the recent delay on the Local Plan Review, Chris Holden wondered whether it would be possible for the NHP Steering Group to take the lead on the strategic housing allocations rather than Wiltshire Council. Vaughan thought that it wouldn't be impossible for a NHP to take on board the entire housing liability, but that this would be an enormous ask due to the housing numbers involved and the complicated strategic site and therefore he wouldn't recommend it. He thought that it would be preferable to allocate the necessary amount to meet local needs and make a meaningful contribution to the overall target; which is about 10% of the Melksham & Bowerhill allocation, and perhaps the whole amount for the Shaw & Whitley allocation.

The suggested strategy was to look at previously developed/brownfield sites first; the Town Centre Master Plan would help with this. It had been agreed with Wiltshire Council that the Site Assessment would restrict itself to smaller greenfield sites attached to, and on the edge, of the Settlement Boundary. AECOM would therefore rule out divorced sites but may consider smaller components of the larger sites.

The MWPC Clerk cited the library, Upside/Station Yard and Merretts Yard as examples of brownfield sites.

Vaughan explained that a site has to be voluntarily put on the table by a developer to be allocated but sites can be identified as an aspirational site for regeneration, when preparing the shortlist.

Resolved: To approve the site assessment methodology produced by AECOM.

Vaughan advised that to obtain the best sites locationally and for community benefit, dialogue with landowners would be carried out. The best time for community engagement may be at the Regulation 14 consultation stage due to the tight timescales for the Plan review.

ii. To approve for publication the Housing Needs Assessment undertaken by AECOM

Vaughan advised that the Housing Needs Assessment (HNA) had been produced by AECOM. He explained that this was a desktop assessment to assess affordability of housing in the NHP area between Melksham, Melksham Without, and Shaw and Whitley and had examined type, tenure, size, and quality.

Shirley McCarthy was concerned that the HNA seemed to skip between the old core strategy and last year's local plan documentation and made a lot of assumptions based on the 2011 census. She wondered whether it could be updated for the 2021 census as this could influence numbers because of the Covid 19 pandemic. She also felt that there was a need to differentiate between national requirements and local needs and cited the example of the Chippenham HMA area where it had been estimated that an additional 20,400 dwellings would be needed.

Vaughan explained that this was symptomatic of an assessment being made when things which should have been published hadn't, for example, the Local Plan hadn't been published although some information in it had been published, and the 2021 Census material hadn't been published either. The HNA had to be written at a point in time using the evidence available. However, it wasn't set in stone and could be reviewed in the future when circumstances and needs would be different, but it wouldn't be possible to ask AECOM to do the work again. He queried whether this would make a material difference to the findings.

Vaughan ran through the headlines in the HNA that will have a direct impact on the policies in NHP#2:

- nobody on average income or below in the NHP area could afford to buy a house but a substantial amount of people on an average income will be able to afford a house if they are a subsidised or discounted market housing; which are typically shared ownership housing or under the Government's new "First Homes" scheme¹ and therefore a recommendation was made in the assessment that the equity share should start at 25% to enable residents to afford a Shared Ownership house; a policy that puts the Melksham NHP area different to the rest of Wiltshire.
- The Government has a default figure of 30% discount for First Homes with AECOM recommending a 40% discount for Melksham in their HNA and this is something else that the NHP can be different to the rest of Wiltshire. Depending on what affordable housing level that Wiltshire Council set in the Local Plan Review, say 30 or 40%; 25% of all the affordable housing will have to be under the "First Homes" scheme; the

¹ <https://www.gov.uk/first-homes-scheme>

rest can be Shared Ownership. This will mean that discounted housing to buy should make up just over half of the Affordable Housing provision through the future housing provision, by developer contribution; which is higher than normal, its usually about 25%; and with that, there would be less affordable housing to rent, more like 45%. With the Local Plan Review currently considering a housing allocation in excess of 2,000 for the Melksham area for the Plan period; the 30 or 40% affordable housing allocation will probably meet the affordable housing need in the area; this doesn't mean that the NHP#2 can't contribute to this too

- It was noted by AECOM that there are a lot of four-bedroom houses in Melksham and Melksham Without (particularly in Melksham Without) which they believe needs to be balanced out a little with three and four bedroom houses but smaller units as well.
- It was also noted by AECOM that there has been a substantial growth in the population of older people in the NHP area meaning that there was a need for a more substantial number of supported living/extra care houses. These would be better placed in more accessible locations such as the town centre or on brownfield sites.
- AECOM had been asked to look at distinct requirements for Melksham & Bowerhill (principal settlement) and also Shaw & Whitley (large village) as these have separate designations in the Core Strategy/Local Plan. There is a greater proportion of owner occupation, and less affordable housing. in Shaw & Whitley.

Chris Holden was advised that developers can pay off Wiltshire Council to avoid having to build affordable housing but this was refuted, and was advised that developers may argue that a policy is not viable.

Shirley McCarthy asked whether it was common to suggest in a HNA that a town might like to take more older peoples' housing than needed. Vaughan explained that all strategic housing figures are driven by Government expectation towards meeting future Government growth targets, which applies to Melksham. There is no immediate answer regarding anticipated numbers of older people. However, it must be recognised that older people do fuel the economy and so needs must be balanced.

It was noted by Councillor Pafford that it would be necessary to bear in mind the pressure of demand for specialist care for older people when considering housing provision and that demand might come from outside the NHP area.

Vaughan reminded the Steering Group that the primary aim of the NHP would be to focus on what the community needed or on what would improve lives. Strategic issues would be Wiltshire Council's responsibility. The Steering Group needed to make sure that the NHP did its job by

taking account of local statistics and using an evidence-based approach from the HNA. In addition, the Local Housing Needs Survey had been undertaken and its result also reported in the HNA; which provided local feedback on what local housing needs were. He felt that Planning shouldn't be too parochial as people did move around meaning that new people would come to the town and add to its vitality. He explained that even AECOM's statistics would have to be extrapolated. Vaughan requested that the Steering Group approved the report with any requested amendments. Once approved, the report could be used as an evidence base for the needs of the NHP. It could also be published by MTC and MWPC as a response to speculative planning applications.

The MWPC Clerk put the matter into context by explaining that the current Reserved Matters planning application for Semington Road was for predominantly four and five bedroom houses. It had been explained that three bedroom houses were needed but this couldn't be proved; but now this evidence was available. Again, with the proposed development at Upside (Station Yard), the developers were asking about whether flats should be for older people or younger people, which the HNA could help to determine.

Councillor Richard Wood commented that the HNA may force Wiltshire Council to consider the need for bungalows on new developments such as Land East of Semington Road.

It was noted that the Housing Task Group had already reviewed and made comment on the HNA, with the resulting report as a result of amendments suggested.

Resolved:

1. To accept the Housing Needs Assessment report subject to an amendment to paragraph 61 stating that the housing numbers are a requirement on the area, and not a housing need/choice.
2. To publish the final HNA report, subject to the amendment above, as part of the evidence base, now, ahead of the Regulation 14 consultation.

b) Protecting valued local green space

Vaughan explained that Katie had been working with members of this task group.

John Hamley confirmed that the task group had been asked to identify 60/70 sites against five characteristics and measure their acreage. About 50% of the work had been completed. However, an understanding of the sites was needed, and no-one had put their names forward to look at the outstanding

sites on the list. Once all the sites had been considered, James from Place Studios would decide if more information was needed. A software issue also needs to be resolved.

The MWPC Clerk explained that 180 sites had been put forward by the public. These had been whittled down to about 55 as some hadn't met the required criteria. It was agreed that the two councils would coordinate work on the missing sites and identify the outstanding landowners.

Vaughan confirmed that the quality and robustness of the evidence gathering for these was imperative for sound designations in the NHP. Landowners will have a specific opportunity when they will be contacted to confirm or object to their land being designated, and will have that opportunity to do so all the way up to Examination stage. They also are able to make a legal challenge if they feel that the process has not been done properly, so it's important that the process and evidence assessments are done thoroughly at all stages of the process. The chosen sites would feed into draft Neighbourhood Plan at Regulation 14 consultation stage.

c) Green Gap Designation (new)

i) To review and approve brief to AECOM

Vaughan explained that an opportunity to carry out this piece of work had arisen and good progress had been made since this new piece of work being brought on stream at the last Steering Group meeting. This was as a result of comments by the Planning Inspector for the appeal hearing for the site to the rear of Townsend Farm (Planning Application: 20/07334/OUT) that there was no Green Gap policy in NHP#1.

This policy is all about the prevention of coalescence of one distinct settlement with another. It gives land a "green belt" like quality, but doesn't stop the building of house extensions or small developments, or even farming, but does stop substantial changes. It's for very defined pieces of land.

The policy is not that difficult; however, the key is to get right evidence base undertaken meaning that the proposed brief needs to be sound and therefore the work must be completed by a qualified landscape architect. This service has been hopefully secured with AECOM via the Locality Technical Support. This is a bit of a windfall, as when the process with AECOM was started it was thought to be an add on, paid for, piece of work; there will be a small fee for the co-ordination work undertaken by Place Studio.

Members were directed to the Brief for the work by AECOM that was previously circulated in agenda packs; for validation this evening by the Steering Group. This did not include a set methodology as there are several ways to do this, and this is to be determined by AECOM undertaking the work. Various potential green gaps had been identified to inform process. The gaps would stop Melksham coalescing with Bowerhill, Berryfield, Beanacre, Semington, and also maintain separation between Shaw and Whitley.

Discussion took place about extending the proposed green gap between Bowerhill and Melksham into the site where an application had been made, and refused, for 240 houses (Planning application 20/08400/OUT Land South of Western Way).

It was also mentioned that the land to the east of the A350 between the A350 and the old Christie Miller site may be suitable for industrial development and has previously been submitted by MWPC and the Steering Group as such in previous Wiltshire Council consultations.

Councillor Ellis mentioned that any possible conflict between housing required for the Canal Link project and the landscape gap work mustn't be overlooked.

It was confirmed by Vaughan that the green gaps/ flood plain on either side of the river Avon wouldn't qualify as landscape gaps as they weren't situated between one defined settlement and another.

Vaughan reminded members that gathering evidence wouldn't force the Steering Group into a decision and that it would be advisable to consider more sites rather than less. AECOM would then assess all the proposed sites and decide which did and didn't qualify.

Resolved: to approve the landscape gap brief for AECOM with the amendment to include the two fields in between Bowerhill and Melksham in the scope of works.

d) Further addressing climate change

Shirley McCarthy provided an update on the task group's work explaining that the task group members had looked at other NHPs, adapted these appropriately and relooked at NHP#1. She explained that Cornwall was a very progressive county and that although their topography and types of renewables were slightly different, they had been useful to crib. Unfortunately, they couldn't wait for the Chippenham NHP to use some of their ideas as they had only just gone to consultation and so had not yet been through the Examination stage. She mentioned that Katie's research had unearthed an adventurous form of words meaning that it may be possible to go beyond building regulations.

Vaughan advised that good progress has been made on reviewing the Plan, with the policy updates currently being drafted by Katie at Place. This group was working to the programme and this was useful as many of the climate change policies were cross cutting against other aspects of the Plan review.

On being questioned about the validity of a policy insisting on the building of all houses with south facing roofs and solar panels Vaughan explained that this could be encouraged through design codes but may be restricted by building regulations and legislation depending on the location.

Wiltshire Councillor Sankey arrived at 19.59

e) Planning for future vitality of the Town Centre

i) To review and approve the Town Centre Master Plan brief produced by AECOM

The current NHP has a Town Centre policy to protect its vitality and character and includes edge of centre development within 300 metres. There is also a Priority Statement that has a commitment to produce a Town Centre Master Plan.

There had been significant change since NHP#1 was made, due to the opening of the Melksham Campus building. It was noted that the Blue Pool and the library were now empty, and that Melksham House would soon become available. Changes of land use and regeneration opportunities within the town centre could also be a possibility, with the Town Centre Master Plan the ideal vehicle for these. Vaughan advised that he was seeking the agreement of the Steering Group and MTC to advance the Master Plan, which was being undertaken by AECOM as part of the Locality Technical Support package; as detailed in the brief/contents page previously circulated in the agenda pack. This has been reviewed by the Town Centre Task Group.

Vaughan provided some background information advising that there were a distinct vision and objectives for the town centre. Different qualities were involved in town centre place making. Important factors were:

- vitality of the economy, ensuring that buildings and public spaces were used appropriately for the sustainable future of the town,
- culture and identity and the need to find out why people want to come to Melksham,
- townscape and heritage taking advantage of the fantastic conservation area.

- the need for sustainability and to minimise the need to travel – trying to achieve a maximum 20-minute journey
- ensuring quality of access, inclusion and safety for the elderly and disabled.

AECOM will produce a master plan comprising words and maps for planning and projects. The master plan will look at land uses, vacant sites, and under used spaces to stimulate the vitality of the town. Consideration will also be given to flexible and affordable workspace.

Decisions could be made re the library and the car park as these are on the Call for Sites list put forward by Wiltshire Council. The other important area for consideration is the “Cluster” area around the Campus – Blue Pool, the Assembly Hall, and Melksham House. AECOM will look at harnessing those buildings and sites in the ‘civic quarter’ of the town. The report will provide quick wins and longer-term opportunities. These options don’t have to be used; allocations don’t have to be made; it could just be recommendations/aspirations. It was noted that Vaughan and the MWPC & MTC Clerks had recently met with Wiltshire Council and they have agreed to collaborate with the NHP Group to bring forward the future and vision for their sites. Vaughan will be insisting that AECOM weave in community engagement as part of the Master Plan process.

Shirley McCarthy reminded members of the need to try and disturb the earth as little as possible when building as soil is a great carbon store. She commented that developers should try to adapt buildings rather than knock them down and start again. Vaughan agreed that this could be included under considerations for sustainability.

Resolved: to approve the brief produced by AECOM.

ii) Car Park Review – To provide feedback on scope brief, to agree status of this review evidence document, to agree further consultation with stakeholders

Vaughan explained that an important part of the town centre offer, and a large part of its land use, is car parking, and analysing the current and future needs of car parking, in the context of the town centre being attractive and increasingly more sustainable is an important part of the Master Plan.

Car parking was a controversial topic and therefore this piece of work has been ringfenced as a distinct piece of work. AECOM have agreed to complete the Car Park Study as a free bolt on to the Town Centre Master Plan.

Vaughan had put together a brief for this piece of work, which used examples of working car park studies elsewhere in the country, particularly for market

towns; and it was for the Steering Group to decide if they would like to proceed with a Car Park Study.

Discussion took place about the location of car parks in the town. The general consensus was that the main car park is in the wrong place for current times as it draws traffic into roads where the desire is for traffic to be reduced. It was agreed it would be preferable for the town's car parks to be on the outskirts of the town centre but accessible by public transport. It was suggested that the Lowbourne car park and library site could become the main car park for the town. The audit will be useful to see which car parks are underused etc.

Vaughan explained that this could be an opportunity for AECOM who can consult and engage with stakeholders and consider out of town car parking.

Resolved: to proceed with this piece of work and approve the Car Park Study brief produced for AECOM.

Members agreed an extension to the meeting for an additional 15 minutes; until 8.45pm.

f) Protecting our local heritage

A quick update was given on this work due to the limited time left in the meeting, with no decisions to be made by the Steering Group. The task group were looking in detail at the sites put forward by the public consultation in June on non-designated heritage assets. Some 14 sites were put forward, which are considered to have historic importance but are not Listed. Like the green spaces piece of work, an assessment process is being undertaken and landowners will need to be informed; the shortlisted sites will go into the draft Plan for the Regulation 14 formal consultation.

g) Strengthening locally Distinctive Design Policy (Guide/ Code)

i) To review and approve brief produced by AECOM.

In NHP#1 there are already design policies and a snapshot Character Appraisal statement which provided characteristics for different areas of town and the villages in Melksham Without. The design guide and code work for the whole NHP area will build on this with more detailed work. The next stage would be to take the brief forward to the next level involving more detailed consideration of national design guidance and criteria.

Resolved: to approve the brief produced by AECOM. Shirley McCarthy abstained and wished for that to be recorded.

h) Ensuring that local priorities are addressed as the bypass project is developed

Vaughan confirmed that the priority statements in the current NHP need to be brought up to date. Work will be undertaken through liaison with Wiltshire Council and the Wilts & Berks Canal Trust.

Following a meeting of the task group with Steve Wilson at Wiltshire Council, the MWPC Clerk confirmed that the Steering Group would have to wait for the Local Plan Review to see if Wiltshire Council intended to safeguard a route. No information had been forthcoming to enable consideration to be given to the M4 to Dorset A350 study being undertaken by Highways England. It was noted that therefore Wiltshire Council would not be submitting their Outline Business Case for this project until the Spring.

Steve Wilson had reviewed the Priority Statement, and felt it was fine moving forward, and could have most of the historic background information removed as no longer up to date for NHP#2.

i) Ensuring that local priorities are addressed as the Melksham Canal Link project is developed

It was confirmed that a meeting had been held with the local Wilts & Berks Canal Trust & Melksham Link Project Manager who were happy with the current priority statement. It was noted that a review of the draft policies would be carried out to ensure that all the policies complimented each other. They too were waiting the outcome of the Local Plan Review to see if their proposals were carried forward as Strategic Sites.

In answer to a query as to whether the NHP#2 housing allocation would include the Canal project's enabling development the MWPC Clerk advised that proposed developments to enable the Canal Link were numbering some 900 dwellings and so at that size of development would be a Strategic Site to be allocated by Wiltshire Council, and not the Melksham NHP.

j) SEA (Strategic Environmental Assessment) – To review and agree the scoping document produced by AECOM

Vaughan explained that any sites advanced through the NHP would have an environmental impact which would need to be mitigated. The best way of doing this would be to assess the sites through a strategic assessment which David Way had agreed was necessary. A scoping report had been prepared by AECOM with the purpose of looking at air quality, biodiversity, climate, flood, soil, landscape, and transport. AECOM would compare the current

situation with proposals and devise strategies to minimise impact. This would be needed before NHP#2 went to Regulation 14 consultation.

Councillor Pafford pointed out an error on page 64 where it was stated that Bath was approx. 10km to the east of the Neighbourhood area.

Shirley McCarthy reiterated her concern that any assessments should include reference to the need to avoid soil disturbance and agreed to provide the document referencing this to the MWPC Clerk.

Councillor Baines pointed out two errors on page 41 clause 6.6 where The Spa, Bath Road had been omitted and where it stated that Folly Lane was in Shaw not Whitley.

Vaughan confirmed that AECOM would review all the sites put forward and consider each site's environmental impact and mitigation strategies. This work needed to be done before the draft Plan can go out to consultation at Regulation 14 document. It was good that this work had commenced as policies can be fed into the process in a timely manner, with the site assessment work coming at the end of the programme.

Resolved: to approve the scoping document produced by AECOM with the amendments noted above.

8. To agree next steps (work streams for Oct, Nov. Dec)

All work streams would now be progressed following the approval of briefs this evening.

9. To review Programme Dates

The Steering Group noted the new dates published for the Local Plan Review, with the publication of the draft Plan at Regulation 19 stage delayed from Autumn 2022 to Quarter 2 2023.

10. To approve Community Communications

The MWPC Clerk explained that there was a lot of community engagement at the beginning of the Summer with several consultations undertaken, and that it would be useful to feedback to the public on the results of the engagement and the Next Steps. Councillor Sankey had fed back at the recent Area Board meeting and a written update had also been provided.

Resolved: to publicise the briefing prepared for the Area Board on the NHP mailing list, via social media, on the MWPC and MTC websites and in the Melksham Independent News.

11. To consider policy request from Melksham Without Parish Council that annexes cannot be used as a separate dwelling in the future

The MWPC Clerk requested the inclusion of the policy request in NHP#2 as MWPC ask for this as a condition in every planning application for a conversion/annexe.

Vaughan confirmed that to convert an annexe to a separate dwelling required new planning permission as a separate unit, but could look at putting something into NHP#2.

12. To approve latest invoices and note current financial report.

An invoice from Place for £5,156.00 (£6,187.20 including VAT) had been received and related to work undertaken on the Housing site selection and other work and included travel expenses. Apart from the travel expenses the rest of the invoice would come from the £10,000 Locality grant funding.

Resolved: to approve the payment of the invoice.

13. To review Terms of Reference further to parish and town council review

The MWPC Clerk stated that MWPC weren't happy with community organisation members being MTC and MWPC members as they believed that these members shouldn't be dual hatted as there could be a conflict of interest. She asked if this could be reviewed again and ratified by MTC.

14. To review and approve Membership of the Steering Group

The MWPC Clerk brought to members' attention that Colin Harrison was happy to continue as a Steering Group member, but to be transparent had pointed out that he represented the Chamber of Commerce which was no longer functioning. The Chair of BRAG had put himself forward to be a member of the Steering Group.

Resolved: to approve Mark Blackman, Chair of BRAG (Bowerhill Residents Action Group) and Colin Harrison of the former Melksham Chamber of Commerce as members of the Steering Group.

Councillor Baines wished his objection to a member of a residents' group being a member of the Steering Group to be noted.

15. To agree date and venue of Next Meeting of Steering Group

Resolved: The next Steering Group meeting to be held on 30 November at 6.30pm at the MWPC meeting venue.

Meeting closed at 8.50pm

Signed
Chair, 30 November 2022

Teresa Strange

Subject: FW: CPRE Wiltshire E-Newsletter October 2022

From: CPRE Wiltshire <admin@cprewiltshire.org.uk>

Sent: 11 October 2022 10:53

To: Teresa Strange <clerk@melkshamwithout.co.uk>

Subject: CPRE Wiltshire E-Newsletter October 2022



The countryside charity
Wiltshire

E-newsletter October 2022

Political updates

We've rounded up some of the relevant announcements and developments in the world of politics in the past few weeks.

At the **Conservative Party conference**, Prime Minister **Liz Truss** said she intends to **scrap the 300,000 homes a year national target**. Housing minister Lee Rowley told trade magazine Inside Housing that Truss had been "clear that she wants to abolish top-down housing targets", and that the government is in the process of "working through" the policy changes.

The prime minister said houses must be built "where they are wanted" and reiterated her commitment to investment zones. In her keynote speech to the

Conservative Party conference on 5 October, Truss said that low-tax areas with softened planning regulations would help the government “level up across the country”. Under the existing system, businesses were being held back, she claimed, adding: “Decisions take too long. Burdens on businesses are too high. Infrastructure projects are delayed by years and years and years. Growth has been choked off. Houses have to be built where they are wanted.”

Levelling-up secretary **Simon Clarke** vowed to speed up **development on brownfield sites** and to build “beautifully” in his party conference speech. In a pre-recorded message on 3 October, the new minister focused on the need to build more homes, but not “cardboard boxes in our shires”. Clarke promised that more detail on the plan to increase housing delivery would be fleshed out “in the coming weeks”.

The Levelling Up and Regeneration Bill has not been scrapped. New housing minister **Lee Rowley** confirmed that the bill is expected to continue its progress through parliament, despite speculation it would be scrapped following the chancellor’s announcement in the mini-budget of a new planning bill. Rowley said that while he was not yet across all the details of his new brief, he was clear that “we’ve got to build more homes” at a fringe event on 2 October.

Former levelling up Secretary **Michael Gove** said resistance to development is often fuelled by planning inspectors overriding local decision making. Speaking at a fringe event on 3 October, Gove described **planning reform** as “necessary but not sufficient”, warning that changes to the planning system would not be a “silver bullet” for resolving the housing crisis. He said that there were “perfectly rational reasons” for people to resist new development, but that the “current planning system doesn’t seem to take account of democratic principles.”

As a member of the Levelling Up Housing and Communities Select Committee, **Ben Everitt** expressed concern over the management of pieces of **planning legislation** going through parliament simultaneously. He was very passionate

about hedgerows and said he would work with CPRE to support an Environmental Land Management Scheme which encouraged a healthy hedgerow network.

Ex-Defra Secretary **Theresa Villiers** felt confident that the government would not be able to water down the definition of consent when it comes to the **planning system**. She said the government is committed to scrapping housing targets and five-year land-supply. She's agreed to host a round table with CPRE when the new Planning and Infrastructure Bill is published, and to ensure we can leverage the powerful cohort of backbench MPs who are passionate about a democratic planning system.

At the **Labour Party conference**, the party said it wants to be the **party of home ownership** with 70% of people owning their own home. They'd do this through a new mortgage guarantee scheme and boost house building by giving local authorities new powers to designate sites for large-scale development.

Labour slammed the government's unprecedented attack on **the environment**. They've threatened to imprison water bosses who pollute our rivers and waterways and introduce a legally binding target to end 90% of sewage discharges.

Wiltshire Council

Full Council

18 October 2022

Item 18 – Members’ Questions

From Councillor Clare Cape, Chippenham Pewsham

To Councillor Nick Botterill, Cabinet member for Development Control, Strategic Planning, Finance, Procurement and Commissioning and Councillor Richard Clewer, Leader of the Council and Cabinet Member for Climate Change, MCI, Economic Development, Heritage, Arts, Tourism and Health & Wellbeing

Question (22-18)

Please provide a comprehensive updates to Full Council on the following:

- a) Progress to date on the Local Plan; the expected date of publication for Reg 19 consultation; and the expected date that the Local Plan will take effect. Please explain the reasons for the delay and the impact on planning applications during the interim.
- b) Wiltshire Council’s position on the remaining “Half a HIF” (Future Chippenham project). We are aware that the project has been paused awaiting the Homes England decision, what is the reason given for this extended delay? We know that “non-abortive” or sunk costs by Wiltshire Council have been stopped; please report these costs incurred to Full Council for full transparency.
- c) What is the relationship / dependency between the delay to the Local Plan and the delay to the “Half a HIF” (Future Chippenham)?
- d) What work is taking place to address the 5 year land supply issue; and to negotiate down the target housing numbers for Wiltshire which are considered by many to be excessive?

Response:

- a) Good progress is being made on the Local Plan Review and it remains a priority for the Council. The Environment Select Committee on 20 September 2022 received an update on the Local Plan, at which it was reported that a revised timeline would be published this month through an updated Local Development Scheme on the Council’s website. This is likely to push back the start of consultation until summer 2023. The reason for this is to ensure that

the draft Plan is based on a sound and robust evidence base. In the interim, planning applications will continue to be determined against the adopted Local Plan for Wiltshire, which comprises a number of documents, and any relevant made neighbourhood plans.

- b) Discussions have taken place with Homes England regarding the original GDA and the Council's preference to support and promote a scheme to the south of Chippenham and as such a revision of the GDA. The Council's request is being considered by Homes England internal processes and at present there is no timescale as to when a decision will be reached. The Council has published total spend on Future Chippenham in response to a previous question to Cabinet on the 27 September 2022 of circa £ 12.956m as of that date. As stated work on future Chippenham has paused subject to the outcome of discussions with Homes England. It is not possible to report on "non-abortive or sunk cost" until the discussions have been concluded. When discussions are concluded the outcome will be reported to Cabinet to ensure full transparency.
- c) There is no relationship between the two.
- d) Alongside updating the Council's Local Plan, the Council is seeking to improve Wiltshire's five-year housing land supply position by working with developers to bring forward allocated and permitted sites, through approving new planning applications for homes in the right locations and supporting communities to bring forward new sites for housing through their neighbourhood plans. The five-year housing land supply for Wiltshire is assessed against the figure that comes from the Government's standard method, which is set out in national planning policy and guidance. As such, there is no ability to negotiate these down.



Michelle Donelan MP ✓

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I've now taken the long-running project to install a new footpath at the rear of [Melksham Oak Community School](#) up with Wiltshire Council, as I am concerned that nearly 1300 pupils are still having to use the busy A365 to get in and out of school each day, when a viable alternative has already been planned.

Developer funding of £100,000 was allocated for the project back in 2019, so it's really important that there are no further delays and Wiltshire Council get on and finish the project so that pupils can get to and from school safely.

I know this is something parents and the school themselves are frustrated by, so I have made contact with Melksham Oak's headteacher to see how I can help further, and I will continue to push this with Wiltshire Council to speed up delivery of the footpath.

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