



## MELKSHAM WITHOUT PARISH COUNCIL

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Tuesday, 11 April 2023

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

You are invited to attend the Planning Committee Meeting which will be held on **Monday, 17 April 2023 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

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

Click link here:

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

Or go to [www.zoom.us](http://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](http://www.melkshamwithout.co.uk). If you have difficulties accessing the meeting please call (do not text) the out of hours mobile: 07341 474234

**YOU CAN ACCESS THE AGENDA PACK HERE**

Yours sincerely,

Teresa Strange, Clerk



## AGENDA

1. **Welcome, Announcements & Housekeeping**
2. **To receive Apologies and approval of reasons given**
3. **Declarations of Interest**
  - a) **To receive Declarations of Interest**
  - b) **To consider for approval any Dispensation Requests received by the Clerk and not previously considered.**
  - c) **To note standing Dispensations relating to planning applications.**
4. **To consider holding items in Closed Session due to confidential nature**

*Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of business item **10(a)(ii)**, where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.*
5. **Public Participation**
6. **To consider the following new Planning Applications:**
  - [PL/2023/01949](#):** Land at Blackmore Farm, Sandridge Common. Outline permission with some matters reserved for demolition of agricultural outbuildings and development of up to 650 dwellings; land for primary school; land for mixed-use hub (class E/class F); open space; provision of access infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate development of the site (access only). Applicant Gleeson Land (**Comments by: 21 April**)
  - [PL/2023/00478](#):** Land off Angelica Avenue. Outline application for up to 11 dwellings with associated access road (All Matters Reserved). Applicant DWH South West Ltd. (**please note this application is within Melksham Town**). To support the comments made by Melksham Town Council regarding the impact on a proposed new community centre East of Melksham.
  - [PL/2023/01008](#):** 32 Lancaster Road, Bowerhill. New Highways depot, including the installation of modular buildings for office block, portacabins for operative welfare, works vehicle parking, material storage, external lighting and car parking. Applicant Milestone Infrastructure Ltd (**Comments by 2 May 2023**)
  - [PL/2023/01799](#):** 113A Beanacre. New access gates to front of boundary joining the public highway. New Aco drainage channel to be installed with soakaway to manage surface water entering the highway. Applicant Neil Bridgeman (**Comments by 18 April**)
  - [PL/2023/01839](#):** 23 Catalina Court, Bowerhill. Proposed double storey rear extension. Applicants Mr and Mrs Honeysett. (**Comments by: 13 April 2023 –**  
**Serving rural communities around Melksham**)

**extension granted)**

**PL/2023/02735:** Beanacre. Removal of a 10m section of hedgerow to facilitate installation of a new rising main to connect properties on Westlands Lane and The Laurels to the existing sewerage network that are currently served by septic tanks and private package treatment plants. This is an amendment to HRN L/2022/06195 due to altered alignment of rising main. Hedgerow to be replanted on completion of works. Applicant Wessex Water. **(Comments by 26 April 2023)**

7. **Revised Plans:** To comment on any revised plans on planning applications received within the required **timeframe (14 days)**
8. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
9. **Whitley Stores Pre Application.** To submit pre application on behalf of Shaw & Whitley Community Hub for a new village stores in the car park of The Pear Tree, Top Lane, Whitley.
10. **Planning Policy**
  - a) **Neighbourhood Planning**
    - i) Update on the Neighbourhood Plan Review and to consider any time critical requests before the next Steering Group meeting.
    - ii) To review initial draft site selection, following Housing Task Group meeting held on 12 April.
  - b) To note how many empty homes are in Melksham Without and Melksham Town, following a Freedom of Information Request by a Councillor and consider next steps.
  - c) To consider submitting further comments to existing and new planning applications, further to the response to the Wiltshire Council School Strategy Consultation and other next steps.
  - d) Provision of new play areas within new developments. To note response from Wiltshire Council regarding lower provision calculations for the West Wiltshire Area.
11. **S106 Agreements and Developer meetings: (Standing Item)**
  - a) **To note update on ongoing and new S106 Agreements**
    - i) **Hunters Wood/The Acorns:**
      - To note any updates on footpath to rear of Melksham Oak School.
    - ii) **Bowood View:**
      - Update on play area adoption.
    - iii) **Pathfinder Place:**
      - To note latest update from Wiltshire Councillor Nick Holder/Taylor Wimpey on outstanding issues.
      - To note the Section 106 maintenance contribution of £64,763.52 (£58k index linked) has been invoiced to Taylor Wimpey by Wiltshire Council.
  - b) **To note any S106 decisions made under delegated powers**
  - c) **Contact with developers.**

**Copy to all Councillors**