



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday 27 August 2024

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

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 2 September 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&omn=89726626048>

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-pc.gov.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 agenda items 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/2024/07097](#): Land South of Snarlton Farm, Snarlton Lane.** Erection of up to 300 dwellings (Class C3); land for local community use of building (incorporating Classes E(b), E(g) and F2(b) and (c)); open space and dedicated play space and service infrastructure and associated works on land South of Snarlton Farm (Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way) – Resubmission of PL/2023/07107). Applicant Catesby Estates Promotions Limited **(Comments by 23 September)**
 - To note correspondence regarding education and community centre**
 - [PL/2024/07506](#): Roundponds Farm, Melksham.** Variation of condition 2 of 13/06707/FUL (Construction of a Solar Park including the installation of solar panels, security fencing and cameras, landscaping and other associated works and cable route/trenching) to bring about the cessation of use on site and deliver land restoration to its former condition on 8 June 2055 (rather than on the 25th year anniversary of the date following the first electricity generation). Applicant Centrica PLC **(Comments by 20 September)**
 - [PL/2024/07545](#): 486a Semington Road, Melksham.** Variation of condition 2 of PL/2021/07622 - To add a new front boundary wall to the landscaping of the site. Applicant Mr Evans **(Comments by 18 September)**

PL/2024/05016: **35 Westlands Lane, Beanacre.** To build 3 bedroom detached house. Applicant Mr F Dolman (**Comments by 18 September**)

7. **Revised/Amended Plans/Additional Information:** To comment on any revised/amended plans/additional information on planning applications received within the required **timeframe (14 days)**.
8. **Lime Down Solar Farm:** To note latest correspondence
9. **Planning Appeals**
 - a) **Land West of Semington Road.** Outline permission for up to 53 dwellings including formation of access and associated works, with all other matters reserved (PL/2022/08155). **To note the appeal will be held on 10 September at 10.00am at White Horse Enterprise Centre.** To note submission and consider bullet points to raise at Appeal.
10. **Tree Preservation Order: Land off Littleworth Lane, Whitley.** To note Confirmation a Tree Preservation Order (TPO/2024/00011) has been made.
11. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
 - a) **Blackmore Farm (Planning Application PL/2023/11188):** Outline permission for demolition of agricultural outbuildings and development of up to 500 dwellings; up to 5,000m² of employment (class E(g)(i) & class E(g)(ii)); land for primary school (class F1); land for mixed use hub (class E/class F); open space; provision of access infrastructure from Sandridge Common; and provision of all associated infrastructure necessary to facilitate the development of the site.
 - b) **Proposed Primary School, Land at Pathfinder Way, Bowerhill. Reserved Matters application (PL/2023/08046)** pursuant to outline permission 16/01123/OUT relating to the appearance, landscaping, layout and scale of the proposed primary school (including Nursery and SEN provision).
 - c) **52e Chapel Lane, Beanacre (Planning Application PL/2023/05883)** Erection of three dwellings, with access, parking and associated works including landscaping. **To note replies from consultees contacted by the parish council.**
12. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
 - a) **Pathfinder Way Development (16/01123/OUT), Pathfinder Way, Bowerhill.** To receive update on public open space and play area further to site visit 23rd August
 - b) **489a Semington Road.** To receive update on enforcement action concerning breaches of planning conditions relating to recently built garage (PL/2021/06824) being used as a dwelling.
 - c) **Land West of Semington Road (Townsend Farm).** To receive update regarding access via Western Way.

13. Planning Policy

a) Melksham Neighbourhood Plan: To receive an update.

b) Proposed changes to the National Planning Policy Framework (deadline 24 September).

i) To note correspondence from Planning consultants and Town Council (if received) and consider a response to the consultation if draft received in time:

<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>

ii) To note response from Councillor Nick Botterill, Cabinet Member for Finance, Development Management & Strategic Planning & Nic Thomas, Director, Planning, Wiltshire Council on how Wiltshire Council intend to respond to the consultation.

c) Consultation on the pre-submission draft Gypsies and Travellers Development Plan Document. To consider a response to the consultation (deadline for comments Friday, 4 October):

<https://cms.wiltshire.gov.uk/documents/s228694/Gypsies%20and%20Travellers%20Development%20Plan%20Document.pdf>

d) Semington Neighbourhood Plan. To note Regulation 16 consultation is taking place between 7 August-24 September and to consider a response.

14. S106 Agreements and Developer meetings: (Standing Item)

a) Updates on ongoing and new S106 Agreements

i) Pathfinder Place:

- To note correspondence re footpath between Western Way and Burnet Close.
- To note any update on outstanding issues and consider way forward.

ii) Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)

- To note any updates and consider a way forward.

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

- To note any updates and consider a way forward.

iv) Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504).

- To note any updates and consider a way forward.

v) Bowood View, Semington Road (16/00497(OUT))

- To note outstanding public art maintenance s106 funds now paid to the parish council £3,800

b) To note any S106 decisions made under delegated powers

c) Contact with developers

i) New Road Farm. To note date of pre app meeting arranged with Bloor Homes.

ii) Land at Upside, Bath Road, Melksham. To receive update following presentation at Melksham Town Council's Planning meeting on 27 August.

Copy to all Councillors