



MELKSHAM WITHOUT PARISH COUNCIL

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Tuesday 16th February 2021

To all members of the Council Planning Committee: Councillors: Richard Wood (Chair of Council & Committee), John Glover (Vice Chair of Council), Alan Baines (Vice Chair of Committee), Mary Pile, David Pafford, Greg Coombes & Terry Chivers

Dear Planning Committee members

You are invited to attend the Planning Committee Meeting which will be held on **Monday 22 February 2021 at 7.00pm** to consider the agenda below.

PLEASE NOTE THAT THIS IS A REMOTE VIRTUAL MEETING. TO ACCESS THE MEETING PLEASE FOLLOW THE ZOOM LINK BELOW. THE MEETING WILL ALSO BE STREAMED LIVE ON YOUTUBE, THE LINK WILL BE POSTED ON THE PARISH COUNCIL WEBSITE AND SOCIAL MEDIA CHANNELS WHEN IT GOES LIVE SHORTLY BEFORE 7PM.

Click link here

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09>

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,

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. **Public Participation**
5. **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 the consideration of the following item of business 10c as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.
6. **To consider the following Planning Applications:**

[20/11601](#)/REM: Land East of Spa Road, Melksham. Reserved Matters for 26 homes forming Phase 2A of outline planning permission 17/09248/VAR. Consent is sought for all outstanding matters relating to this area, comprising Scale, Layout, External Appearance, Landscaping, Internal Access Arrangements and the Mix and Type of Housing. Applicant Barton Willmore. **(Comments by 5 March)** *To consider making further comments on application following planning enforcement issues (Agenda 8b)*

[21/00791](#)/FUL: 1 Kingfisher Drive, Bowerhill. Proposed two storey side extension. Applicant Emily Hayes. **(Comments by 10 March)**

[21/00549](#)/FUL: Berkeley House, Longleaze Lane, Melksham. 3 bay oak framed detached garage and home office. Applicant Gavin Parker. **(Comments by 10 March)**

[21/00540](#)/FUL: 31 Duxford Close, Bowerhill. Two Storey Side Extension. Applicant: Mr Voogd **(Comments by 5 March 2021)**

[21/01566](#)/PNCOU: Barn adjoining Green Shed, Lower Woodrow, Forest. Change of Use of Agricultural Building to 1nno. Dwellinghouse (Class C3), and for building operations reasonably necessary for the conversion. Class Q. Applicant: Mr Fry. **(Comments by 15 March)**

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

20/08400/OUT: Land South of Western Way, Melksham. Outline application (with all matters reserved except for access) for the erection of up to 240 residential dwellings (Class C3) and a 70 bed care home (Class C2) with associated access, landscaping and open space (**Comments by 10 March**)

8. **Planning Enforcement:**

- a) To note any new planning enforcement queries raised.
- b) To note action taken regarding East of Melksham issues with flooding and newts
- c) To note response from Planning Enforcement re removal of trees on Pathfinder Way.
- d) To note response following issues raised relating to completion of items at Pathfinder Place before occupation as detailed in the s106 legal agreement.

9. **Planning Appeal: 20/04259: 406C The Spa. Construction of 2no. two bedroom bungalows and associated works.** To note following an appeal by the applicant against Wiltshire Council's decision to refuse planning permission, the Planning Inspectorate has Dismissed the Appeal, therefore refusal of planning permission upheld.

10. **Planning Policy**

a) **Lack of 5 Year Land Supply**

- i) **Wiltshire Area Localism and Planning Group (WALPA):** To note group (consisting of 30 town, parish councils and neighbourhood plan groups) have contacted the Leader and Chief Executive of Wiltshire Council and Wiltshire MPs seeking support to protect the future of neighbourhood planning in Wiltshire against a lack of 5 year land supply.
- ii) To consider sending follow up letter of support from Melksham Without Parish Council (Melksham Neighbourhood Plan Steering Group on list of supporting groups).

- b) **Developer Contributions - Education Infrastructure.** To note reply from Wiltshire Council Head of School Commissioning regarding queries raised as to start date for new primary school at Pathfinder Place, Bowerhill and details of what comprises a "satellite" secondary school (arising from Min. 192/20d Full Council 23 Nov 20)

- c) **Neighbourhood Plan & Response to Local Plan Review Consultation**
Access to Local Plan Review consultation documents (**Comments by 9 March**):
<https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation>

- i) To note minutes of Neighbourhood Plan Steering Group meeting held on 4 February on proposals on a way forward in responding to the Local Plan

- Review consultation
- ii) To receive update following meetings held on 11 February & 18 February with representatives of Melksham Town Council and Place Studio, Planning Consultants to formulate responses to the Local Plan Review and consider feedback to the Neighbourhood Plan Steering Group meeting (24 February)
- iii) To confirm the £5000 funding agreed for the Neighbourhood Plan work is also covering the Local Plan Review Working currently underway by the Steering Group.
- iv) To consider draft review of Terms of Reference for NHP Steering Group.
- v) To consider the best timescale/meeting to invite Melksham Town Council to speak to their Movement Strategy undertaken by Townswork.

11. Operating Permit Application Planned Incinerator – Westbury. To consider a comment on the Operating Permit Application for Northacre Incinerator Facility, Northacre Industrial Estate, Westbury

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

a) To note update on ongoing and new S106 Agreements

i) Public Art Update

- Pathfinder Place
- Bowood View
- Sandridge Place

ii) To note legal powers relating to public art

b) To consider any new S106 queries

c) To note any S106 decisions made under delegated powers

d) To note any contact with developers

- i) **Update on Pre App meeting with Charterhouse Strategic Re: site West of Beanacre Road** (site 14 on Local Plan Review Map) for approximately 170-240 dwellings. Meeting Weds 16 Feb. <https://beanacreroad.co.uk/>
- ii) **Whitley Farm Site, Whitley.** To note response to Savills from the Melksham Neighbourhood Plan Steering Group following pre-application meeting with parish council on 9 December and subsequent correspondence
- iii) **Update on meeting with Nexus Planning Re: 144 dwellings land West of Semington Road** (20/ 01938) recently approved at a Strategic Planning meeting

Copy to: All councillors