



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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

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

Monday, 16 October 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 23 October 2023 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

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

Click link here:

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

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

YOU CAN ACCESS THE AGENDA PACK HERE

Yours sincerely,

Teresa Strange, Clerk



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 new Planning Applications:**
 - a) [PL/2023/08347](#): Land adjacent to existing substation, East of Sandridge Solar Farm, Snarlton Lane, Melksham. Extension of existing substation, including installation of new plant and machinery, fencing and hardstanding. Applicant SSE (**Comments by 3 November**)
 - b) [PL/2023/08046](#): Land at Pathfinder Way, Bowerhill. Reserved Matters application pursuant to Outline Planning Permission 16/01123/OUT, relating to the appearance, landscaping, layout and scale of the proposed primary school (including Nursery and SEN provision). Applicant Wiltshire Council (**Comments by 3 November**)
 - c) [PL/2023/07756](#): Woolmore Farm Buildings, Bowerhill. Variation of Condition 1 (approved plans) on PL/2022/05895 (Redevelopment of redundant farm buildings to provide B1 employment space, involving change of use of existing agricultural buildings, plus erection of new build B1 offices, together with demolition, construction of a new access with associated parking, landscaping and ancillary works) to facilitate a redesign of Unit 5. Applicants McBallester Ltd and A J Turner (**Comments by 27 October**)
7. **Revised Plans:** To comment on any revised plans on planning applications received within the required **timeframe (14 days):**
8. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
 - a) **Blackmore Farm (Planning Application PL/2023/01949).** Outline permission with some matters reserved for demolition of agricultural outbuildings and development of up to 650 dwellings; land for primary school; land for mixed use.

- b) **32 Lancaster Road, Bowerhill (former Christie Miller site) (Planning Application PL/2023/01008)**. To note additional comments submitted following meeting with Wiltshire Air Ambulance re concerns at potential 'bird strikes'.
- c) **Land to the West of Semington Road (Planning Application PL/2022/08155)**: Outline application for up to 53 dwellings including formation of access and associated works, with all other matters reserved.
9. **Planning Enforcement**: To note any new planning enforcement queries raised and updates on previous enforcement queries.
- **489 Semington Road**. To note update from Planning Enforcement and correspondence from resident.
10. **Planning Policy**
- a) **Neighbourhood Planning**
- To note the Neighbourhood Plan minutes of 27 September 2023 (if received) and Confidential Notes to accompany the minutes.
 - Cooper Tire Site allocation in NHP#2**. To consider contributing to the Neighbourhood Plan consultant costs relating to viability work associated with the site.
 - To note Regulation 14 formal consultation commenced on 16 October and Modifications Statement (changes between adopted and new draft Plan)**
 - To reflect on responses to planning applications for monitoring of the Neighbourhood Plan.
- b) **Wiltshire Council Local Plan**. To review the emerging response to the draft Local Plan consultation <https://www.wiltshire.gov.uk/planning-policy-local-plan-review>
11. **S106 Agreements and Developer meetings: (Standing Item)**
- a) **Updates on ongoing and new S106 Agreements**
- Hunters Wood/The Acorns**:
 - To note any updates on footpath to rear of Melksham Oak School.
 - Pathfinder Place**:
 - To note any update on outstanding issues:
 - Highways
 - Management Company
 - Play Area
 - Buckley Gardens (144 dwellings on Semington Road)**
 - To note any updates and consider a way forward
 - Land to rear of Townsend Farm for 50 dwellings (PL/2023/00808)**
 - To note any updates and consider a way forward.
- b) **To note any S106 decisions made under delegated powers**
- c) **Contact with developers**

Copy to all Councillors