



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

Wednesday 18th September 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 23rd 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=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09&omn=88361159649>

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/2024/07831](#): 24 Hercules Way, Bowerhill, Melksham, SN12 6TS: Change of Use from yard (storage facility) to car sales lot. Applicant: Mr. Spencer (Comments by 7th October 2024)

[PL/2024/07429](#): Sandridge Park House, Sandridge Park, Sandridge Common, Melksham, SN12 7QU: Retrospective permission for subdivision of dwelling to form 1 no. 2 bedroom apartment to ground floor with associated amenity area and parking. Applicant: Mr. Selby (Comments by 14th October 2024)
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)**.

[PL/2023/11188](#): Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS: Demolition of agricultural buildings and development of up to 500 dwellings; up to 5,000 square metres 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 (A3102); and provision of all associated infrastructure necessary to facilitate the development of the site (Outline application relating to access). Applicant: Gleeson Land Ltd (Comments by 1st October 2024)

- i) To consider response from Wiltshire Council Sustainable Transport department on this application (but submitted to previous plans before this revised plans consultation)
8. **Lime Down Solar:** To note Planning Inspectorate 'Opinion' in response to the EIA (Environmental Impact Assessment) <https://bit.ly/4gpJgh9>
9. **Planning Appeals & Decisions**
- a) To receive feedback from Appeal Hearing 10th & 11th September and consider any additional correspondence with Wiltshire Council
 - b) To note approval of application for **Proposed Primary School**, Land at Pathfinder Way, Bowerhill. Reserved Matters application (PL/2023/08046) under outline permission 16/01123/OUT relating to the appearance, landscaping, layout and scale of the proposed primary school (including Nursery and SEN provision) **and receive feedback from attendance at the Western Area Planning Committee (4th Sept)**
 - c) To note that the Land off Littleworth Lane, Whitley Tree Preservation Order has been confirmed (TPO/2024/00011)
10. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
- a) **52e Chapel Lane, Beanacre (Planning Application PL/2023/05883)** Erection of three dwellings, with access, parking and associated works including landscaping.
 - b) **35 Westlands Lane, Beanacre (Planning Application PL/2024/05016)** To build three bedroom detached house. **To note correspondence from resident/s.**
11. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- a) To note complaint received regarding excessive noise and breach of licence conditions at the New Inn public house, Semington Road
 - b) **489a Semington Road:** To note response received from Wiltshire Council to queries raised about next steps following the refusal of the Certificate of Lawfulness for the use of the annexe (if received)
 - c) **Land West of Semington Road, Melksham (Townsend Farm):** To note update following residents' request to developers to install vibration monitors on site.
12. **Planning Policy**
- a) **Melksham Neighbourhood Plan:** To receive an update.
 - b) To note calculation on how many dwellings a carehome equates in housing numbers
 - c) To consider review of NPPF (National Planning Policy Framework) response before submission (Deadline 24th Sept)

13. **S106 Agreements and Developer meetings:** *(Standing Item)*
- a) **Updates on ongoing and new S106 Agreements**
- i) **Pathfinder Place:**
- 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) **To note any S106 decisions made under delegated powers**
- c) **Contact with developers**
- i) **New Road Farm:** To receive notes from meeting held with Bloor Homes (if available) and to respond to public consultation
- ii) To note date of pre-app meeting arranged with Tor & Co and Martin Grant Homes

Copy to all Councillors