



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday, 20 February 2024

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 summoned to attend the Planning Committee Meeting which will be held on **Monday 26 February 2024 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:**

[PL/2023/09968](#): Snarlton Farm, Snarlton Lane. Change of use of land from agricultural to commercial. Extension to commercial building (Ref: PL/2023/04036), extension specifically falling under use class B2/B8, associated works and associated parking. Applicants T & J Stainer Limited **(Comments by 1 March)**

[PL/2023/11068](#): 5 Lancaster Park Industrial Estate, Lancaster Road, Bowerhill. Erection of timber panel fence with advertising sign. Applicant Project SEMH Ltd **(Comments by 12 March)**

[PL/2024/00624](#): Upper Beanacre Farm, Beanacre. Removal of the most recent, (2005) additions, internal alterations and erection of a two-storey extension and single-storey garden room. (Householder Application) Applicants Mr & Mrs Airey **(Comments by 1 March)**

[PL/2024/00841](#): Upper Beanacre Farm, Beanacre. Removal of the most recent, (2005) additions, internal alterations and erection of a two-storey extension and single-storey garden room. (Listed Building Consent) Applicants Mr & Mrs Airey **(Comments by 1 March)**

[PL/2024/00827](#): 19 Sunderland Close, Bowerhill. Proposed conversion of garage to playroom, together with erection of carport. Applicant Mrs Billington **(Comments by 28 February)**

[PL/2024/00867](#): The Milk Churn, Commerce Way, Melksham. Proposal for the installation of three rapid electric vehicle charging stations and ancillary equipment within the car park of The Milk Churn Pub. Three

existing parking spaces will become EV charging bays. **(Comments by 29 February 2024)**

- [PL/2024/01377](#): Westlands Farm, Westlands Lane, Whitley. Variation of conditions 1 (approved plans), 2 (soft landscaping) and 7 (Construction Traffic Management Plan) on PL/2022/02615. Applicant Melksham East Storage Limited. **(Comments by 22 March)**
- [PL/2024/01378](#): Westlands Farm, Westland Lane, Whitley. Variation of conditions 1 (approved plans), 2 (soft landscaping) and 7 (Construction Traffic Plan) on PL/2022/02614. Removal/Variation of conditions. Applicant Melksham East Storage Limited **(Comments by 22 March)**
- [PL/2024/01458](#): 1 Swift Way, Bowerhill. Extension to existing warehouse. Applicant Gompels Healthcare Ltd **(Comments by 22 March)**
- [PL/2024/01559](#): 178a Woodrow Road, Forest, Melksham. Proposed 4 dwellings after demolition of existing dwelling. Applicant Mr Vincent **(Comments by 19 March)**

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

[PL/2023/10488](#): Fields North of Melksham Oak School. Proposed surfaced and lit shared use path (SUP) from new development at East Melksham (Hunters Wood) across adjacent fields that connects access to Melksham Oak School and joins the A365 via a route through Woolmore Farm. To note additional comments submitted following Full Council meeting held on 19 February and consider any additional comments if necessary.

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) **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.
- i) To note correspondence from Mary Noyce, Technical Team Manager regarding play provision.
- c) **Snarlton Farm (Planning Application PL/2023/07107);** Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way for the erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating classes E(b), E(g) and

F2(b) and (c)); open space and dedicated play space and service infrastructure and associated works.

- d) **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).
 - i) To note correspondence from the Clerk to the Planning Officer regarding access and the protection/preservation of the school site.
 - e) **Land rear of 52e Chapel Lane, Beanacre (PL/2023/05883).** Erection of 3 dwellings, with access, parking and associated works, including landscaping (outline application with all matters reserved – Resubmission of PL/2022/06389)
 - f) **Land to rear of Townsend Farm for 53 dwellings (PL/2022/08155).** To note correspondence from the planning officer confirming the application will be going back to a Strategic Planning Committee meeting for consideration following recent changes to the National Planning Policy Framework (NPPF).
9. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- a) **46 Belvedere Road, Bowerhill.** To note correspondence from Planning Enforcement confirming a planning application had been submitted to reduce the size of the oak by 50%.
 - b) **18 Mallard Close, Bowerhill.** To note correspondence from Planning Enforcement confirming fencing and entry/exit to the rear of the property was erected under Permitted Development.
10. **Planning Appeal**
- a) To note following an Appeal, the Planning Inspector, has refused planning permission for 30 dwellings at land South of Pound Lane, Semington (PL/2023/09397).
11. **Planning Policy**
- a) **Neighbourhood Planning**
 - i) To receive update on NHP#2.
 - ii) To reflect on responses to planning applications for monitoring of the Neighbourhood Plan.
 - iii) Semington Parish Neighbourhood Development Plan. To consider a response to the Regulation 14 consultation. <https://www.semington.org.uk/neighbourhood-plan/>
 - b) **Wiltshire Community Area Joint Strategic Needs Assessment (CAJSNA) 2024.** To note information contained in the Melksham Community Area Summary Data Report in relation to housing matters: <https://www.wiltshireintelligence.org.uk/cajsna/melksham/>
12. **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 a way forward.

- Highways (following site meeting 28 February)
- Management Company
- Play Area
- To note update on improvements to footpath from toucan crossing on A365 to the rear of Burnet Close.

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

- To note any updates and consider a way forward.
- To note flooding concerns raised by residents of Shails Lane

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

- To note any updates and consider a way forward.
- To consider street name theme (and for Phase 2 PL/2022/08155) (deferred from Planning 15 January 2024)

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.

b) To note any S106 decisions made under delegated powers

c) Contact with developers

Copy to all Councillors