



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday, 20 June 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, 26 June 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 item 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/2023/03148](#):** The New Inn, Semington Road. Pizza Parlour and all Weather shelter. Applicant Wiltshire Pub Company. **(Comments by 11 July)**
 - [PL/2023/03324](#):** Old Loves Farm, Bowerhill. Replacement windows and doors. (Listed Building Consent). Applicant Mr Gwilliams **(Comments by 7 July)**
 - [PL/2023/03751](#):** 113A Beanacre. Proposals for side and rear extensions. Applicant Nigel Bridgeman **(Comments by 8 June: extension on Parish Council comments approved).**
 - [PL/2023/03847](#):** Belmont, 410 The Spa, Bowerhill. Rebuild a collapsed garden wall to the rear of the property. Retrospective planning for a patio area, Replace two windows with French doors from the kitchen to rear garden. (Householder Planning Permission). Applicant Lee Emery **(Comments by 30 June)**
 - [PL/2023/04198](#):** Belmont, 410 The Spa, Bowerhill. Rebuild a collapsed garden wall to the rear of the property. Replace two windows with French doors from the kitchen to rear garden (Listed Building Consent). Applicant Lee Emery **(Comments by 30 June)**
 - [PL/2023/04036](#):** Snarlton Farm, Snarlton Lane. Erection of commercial building specifically falling within use class B8, associated works and associated parking. Applicant T & J Stainer Ltd **(Comments by 5 July)**

PL/2023/04210: Pear Tree Inn, Top Lane, Whitley. Proposed Community Village Shop. Applicant Shaw & Whitley Community Hub Ltd.
(Comments by 5 July)

PL/2023/04523: Pear Tree Inn, Top Lane, Whitley (Consent to Display an Advertisement). Applicant Shaw & Whitley Community Hub.
(Comments by 5 July)

PL/2023/04546: 16A The Beeches Shaw. Construction of single storey extension to the rear of the property along with internal alterations and roof lantern.
Applicant Mr Brown **(Comments by 17 July)**

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

PL/2023/00808: Land at West of Semington Road, Melksham. Approval of reserved matters following Outline application 20/07334/OUT approved under Appeal ref APP/Y3940/W/21/3285428 for up to 50 dwellings, (appearance, scale, layout and landscaping). Applicant Living Space Housing **(Comments by 10 July)**

8. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.

a) **Planning Application PL/2021/06824:** Proposed garage 489a Semington Road. To note development of a garage appears to be contrary to proposals. The matter has been referred to Planning Enforcement for investigation.

9. **Planning Appeal - PL/2022/02675:** Land adjacent to 6 Guinea Cottage, Forest Road, Melksham. Erection of a dwelling. To note arrangements to determine the appeal.

10. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.

a) **Land West of Semington Road - Application for 53 dwellings (PL/2022/08155 Outline)**

b) **Land West of Semington Road - Appeal site to rear of Townsend Farm for 50 dwellings (PL/2023/00808 Reserved Matters)** To consider specific outcomes for request at the Western Area Committee meeting.

c) **Land East of Semington Road (Planning Application PL/2023/02749) - Development comprising the erection of 144 dwellings with informal and formal open space, associated landscaping and vehicular and pedestrian accesses of Semington Road. Applicant: David Wilson Homes.** To approve additional street names for the development (if required).

d) **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
To note the responses of statutory consultees.

- e) **Land at Verbena Court (Planning Application No PL/2023/03797): Modification of Planning Obligation Address: Land at Verbena Court, Melksham. Application to modify obligations contained within the S106 agreement relating to marketing land within the Local Centre pursuant to consented outline planning permission 04/01895/OUTES.**

11. Planning Policy

a) Neighbourhood Planning

- i) To note draft minutes of Steering Group Meeting held on 7 June 2023 (if received).
 - ii) Update on the Neighbourhood Plan Review and to consider any time critical requests before the next Steering Group meeting.
 - iii) To note that appointed substitutes will be attending next Steering Group meeting on 26 July (Cllr Baines & Cllr Wood)
 - iv) To approve budgetary spend to enable quotation from Place to be approved at Steering Group meeting (revised quotation to Plan adoption)
- b) **Five Year Land Supply.** To note latest 5 Year Land Supply & Housing Delivery Test update from Wiltshire Council.
- c) To note s106 NHS contributions from developments in the Parish and meeting booked with NHS representative to ensure contributions have been requested for all current applications.

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

a) To note update on ongoing and new S106 Agreements

- i) **Hunters Wood/The Acorns:**
 - To note any updates on footpath to rear of Melksham Oak School.
- ii) **Pathfinder Place:**
 - To note update on outstanding issues, including play area transfer.

b) To note any S106 decisions made under delegated powers

c) Contact with developers

Copy to all Councillors