



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, 29 January 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 5 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,

A handwritten signature in black ink, appearing to read "T. Strange".

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/2023/11188](#): Land at Blackmore Farm, Sandridge Common. 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 16 February**)

[PL/2023/10724](#): Mavern House, Corsham Road, Shaw. Variation of condition 2 of PL/2021/10081 - To allow acoustic screen and Air Source Heat Pumps. (**comments by 6 February**)

[PL/2024/00631](#): Mavern House, Corsham Road, Shaw. Proposed 1 and a half storey 4 bedroom dwelling (resubmission of PL/2022/09196). Applicant Mavern Care Limited (**Comments by 1 March**)

[PL/2024/00198](#): 20A Hercules Way, Bowerhill. Retention of existing builders' merchants (sui generis); change of use of adjoining land from a vehicle depot (sui generis) to a builders' yard to facilitate expansion for display, sale and storage of building timber and plumbing supplies, plant and tool hire, including outside display and storage area along with storage racking, access and servicing arrangements, car parking, perimeter fencing and associated works. Applicant Travis Perkins (**Comments by 15 February**)

PL/2024/00359: Land fronting 1 & 2 Mallard Close, Bowerhill. T1 Weeping Willow tree reduce to up to 0.5m below previous pollard points, to reshape with a view to future regular re-pollarding scheme, and reduce extended lateral to north by up to 4m – works to keep the tree in proportion to the site and maintain longevity. Applicant Wiltshire Council (**Comments by 20 February**).

PL/2024/00514: Boundary Farm, 620 Berryfield Lane, Melksham. Prior approval under Part 3 Class R: Agricultural buildings to a flexible commercial use. Applicants Jonathan & David Guley. (**Comments by 12 February**)

PL/2024/00569: Newlands Farm, 54 Folly Lane, Shaw. Proposed conversion of the existing barn attached to 54 Newlands Farm House to provide additional accommodation supplementary to the main house. Applicant Beverley Martin (**Comments by 22 February**)

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.
 - i) To note comments from Senior Planning Officer following revisions to the National Planning Policy Framework (NPPF).
 - b) **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.
 - c) **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).
 - d) **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)
 - e) **Land to rear of Townsend Farm for 53 dwellings (PL/2022/08155).**
 - i) To receive update following discussions with planning officer regarding recent changes to National Planning Policy Framework (NPPF).
9. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
 - a) **Buckley Gardens (PL/2022/02749).** To note correspondence from Planning Enforcement in relation to concerns raised by residents of Shails Lane/Semington Road.
 - b) **46 Belvedere Road, Bowerhill.** To note correspondence from Planning Enforcement

regarding works to tree subject to a Tree Preservation Order.

10. Planning Policy

a) Neighbourhood Planning

- i) To note draft Steering Group minutes of 17 January 2024.
- ii) To receive update on NHP#2.
- iii) To reflect on responses to planning applications for monitoring of the Neighbourhood Plan.

b) Revised National Planning Policy Framework (NPPF)

- i) To note Briefing Note (24-01) from Nic Thomas, Director of Planning, Wiltshire Council on the Revised National Planning Policy Framework (NPPF).

11. 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
 - Management Company
 - Play Area

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

- To note any updates and consider a way forward.
- To note correspondence from Highways Technician in response to concerns of pooling water and road condition near Berryfield Park junction.

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.
- To consider asking for footpath to rear of proposed new primary school and write a 'development brief' to go forward with what this council want to see included within the development prior to Reserved Matters application being submitted.

b) To note any S106 decisions made under delegated powers

c) Contact with developers

- i) To note feedback following pre application meeting on 31 January.

Copy to all Councillors