



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

Sports Pavilion, Westinghouse Way,
Bowerhill, Melksham,
Wiltshire. SN12 6TL
Tel: 01225 705700

Email: clerk@melkshamwithout.co.uk

Web: www.melkshamwithout.co.uk

Monday 1 February 2021

To all members of the Council Planning Committee: Councillors: Richard Wood (Chair of Council & Committee), John Glover (Vice Chair of Council), Alan Baines (Vice Chair of Committee), Mary Pile, David Pafford, Greg Coombes & Terry Chivers

Dear Planning Committee members

You are invited to attend the Planning Committee Meeting which will be held on **Monday 8 February 2021 at 7.00pm** to consider the agenda below.

PLEASE NOTE THAT THIS IS A REMOTE VIRTUAL MEETING. TO ACCESS THE MEETING PLEASE FOLLOW THE ZOOM LINK BELOW. THE MEETING WILL ALSO BE STREAMED LIVE ON YOUTUBE, THE LINK WILL BE POSTED ON THE PARISH COUNCIL WEBSITE AND SOCIAL MEDIA CHANNELS WHEN IT GOES LIVE SHORTLY BEFORE 7PM.

Click link here

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09>

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

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. Public Participation
5. 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 the consideration of the following item of business 9b as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.
6. To consider the following Planning Applications:
 - [20/03543](#)/FUL: 27 Beanacre, Beanacre. Detached four bedroom house with detached double garage. Applicants Mr & Mrs Townsend **(Comments by 19 February)**
 - [20/11342](#)/FUL: Land South East of Poplar Farm, Bath Road, Shaw. Conversion and redevelopment of redundant outbuildings (former stables) to form a 3 bedroom residential dwelling. Applicant Mr William Whitmore **(Comments by 18 February)**
 - [20/11601](#)/REM: Land East of Spa Road, Melksham. Reserved Matters for 26 homes forming Phase 2A of outline planning permission 17/09248/VAR. Consent is sought for all outstanding matters relating to this area, comprising Scale, Layout, External Appearance, Landscaping, Internal Access Arrangements and the Mix and Type of Housing. Applicant Barton Willmore. **(Comments by 5 March)**
 - [20/11652](#)/FUL: Bay Tree Barn, Lower Woodrow, Forest. Change of Use of Existing Stables to Offices and Workshop (Class E). Applicants Mr Law & Ms Coleman **(Comments by 22 February)**

- 21/00033/FUL:** Summerleaze Lodge, 10 Beanacre Road, Beanacre. To convert an existing garage and workshop into an annexe. Applicants Mr & Mrs Neale **(Comments by 25 February)**
- 21/00226/FUL:** 46 Westlands Lane Beanacre. First floor extension above existing single storey extensions to side and rear. Applicant Mr Stuart Jackson **(Comments by 26 February)**
- 21/00271/FUL:** 11B Shaw Hill, Shaw. Extensions and alterations to dwelling including the erection of new detached garage. Applicant Mr Jag Mahil **(Comments by 1 March)**

7. **Revised Plans** To comment on any revised plans received within the required timeframe (14 days).
8. **Planning Enforcement:**
- a) To note any planning enforcement queries raised.
 - b) To note response from Planning Enforcement re removal of trees on Pathfinder Way.
9. **Planning Policy**
- a) **Lack of 5 Year Land Supply**
 - i) To note Clerk's Response to Councillor Briefing Note 20-37 regarding Housing Land Supply and response if received from Wiltshire Council
 - b) **Neighbourhood Plan**
 - i) To note minutes of the Steering Group meeting held on 27 January 2021.
 - ii) To consider Neighbourhood Plan Steering Group proposal on a way forward in responding to the Local Plan Review consultation (feedback from NHP Steering meeting on Thurs 4 Feb).
 - iii) To consider draft review of Terms of Reference for Steering Group
 - c) **Local Plan Review.** To consider response and to receive feedback from Public Consultation events (Thurs 28 January – Melksham; Tues 2 February – Rural Communities)

Access to papers:

<https://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=141&MId=13087&Ver=4>

- i) Emerging Spatial Strategy
- ii) Planning for Melksham (access to recording of recent consultation event:

https://www.wiltshire.gov.uk/media/5859/Melksham-Live-Event-Presentation/pdf/Melksham_Live_Event_Presentation.pdf?m=637475075190270000

- iii) Melksham Pool of Potential Development Sites

Serving rural communities around Melksham

- iv) Empowering Rural Communities
- v) Climate Change - To consider response as outside scope of NHP work
- vi) Gypsy & Travellers Consultation – To consider response as outside scope of NHP work

10. **Strategic Planning Committee Meeting – 27 January 2021.** To note planning approval was given to planning application 20/01938/OUT for 144 dwellings, land at Semington Road and further correspondence and to consider way forward with contacting developers.
11. **S106 Agreements and Developer meetings: (*Standing Item*)**
 - a) **To note update on ongoing and new S106 Agreements**
 - i) **Public Art Update**
 - Pathfinder Place
 - Bowood View
 - Sandridge Place
 - ii) **To note legal power relating to public art**
 - b) **To consider any new S106 queries**
 - c) **To note any S106 decisions made under delegated powers**
 - d) **To note any contact with developers**
12. **To conduct live testing of Wiltshire Council's new planning system (as parish council are part of user testing group panel)**

Copy to: All councillors