



MELKSHAM WITHOUT PARISH COUNCIL

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Wednesday, 27 March 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 8 April 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 (none received).**
7. **Revised Plans:** To comment on any revised plans on planning applications received within the required **timeframe (14 days).**
8. **Lime Down Solar Farm Public Consultation:**
 - a) To note comments of residents to proposals.
 - b) To note Wiltshire Council's reasoning for refusing a battery storage facility at Somerford Farm, Brinkworth.
 - c) To note Melksham Neighbourhood Plan policies (adopted and draft revised) for Renewable Energy installation (Policy 2).
 - d) To approve notes of meeting held on 18 March regarding proposed battery storage facility north of Whitley with Lime Down Solar.
 - e) To consider a formal response to the public consultation: www.limedownsolar.co.uk/
9. **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 this application has been refused by Wiltshire Council
 - 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.
 - 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.

i) To note correspondence from the applicant (Catesby Estates) confirming the application has been withdrawn to enable them to carry out further technical work.

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).

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 the application was refused at a Strategic Planning Committee meeting held on 6 March.

g) **178a Woodrow Road, Forest, Melksham (PL/2024/01559).** Proposed 4 dwellings after demolition of existing dwelling.

h) **Westlands Farm, Westlands Lane, Whitley (PL/2024/01377 & PL/2024/01378).** Variation of conditions 1 (approved plans), 2 (soft landscaping) and 7 (Construction Traffic Management Plan) on PL/2022/02615.

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

a) **Buckley Gardens, Semington Road (PL/2022/02749).**

To note correspondence regarding vehicles accessing Shails Lane, mud on the road, mud in the water course

11. **Planning Appeal**

a) **489a Semington Road (Annex).** To note the Planning Inspector has upheld the decision of Wiltshire Council to refuse a Certificate of Lawful Use or Development (PL/2023/02893) with regard to the use of the annex at 489 Semington Road as a separate dwelling and note response from Planning Enforcement.

b) **89 Corsham Road, Whitley (PL/2023/03257).** To note the Planning Inspector has upheld the decision of Wiltshire Council to refuse planning permission for a proposed side extension to the property.

c) **16 Halifax Road, Bowerhill.** To note the Planning Inspector has allowed the appeal by the applicant against Wiltshire Council's decision to refuse planning permission for the erection of fencing to the side and front of the property and granted planning permission.

12. **Planning Policy**

a) **Neighbourhood Planning**

i) To note the draft Steering Group minutes of 28 February 2024.

ii) To receive update on NHP#2 and consider additional budget requirements to get plan to Examination.

iii) To reflect on responses to planning applications for monitoring of the Neighbourhood Plan.

b) Biodiversity

i) To note planning practice guidance on biodiversity net gain.

www.gov.uk/guidance/biodiversity-net-gain

i) To note actions contained in the Council's Biodiversity Policy in relation to the consideration of planning applications.

c) National Planning Policy Framework (NPPF) changes. To note correspondence to Michelle Donelan MP from Michael Gove MP, Secretary for Levelling Up, Housing & Communities in response to concerns relating to speculative development.

d) To consider a response to the Government consultation on proposed changes to Permitted Development Rights (closes 9 April): www.slcc.co.uk/consultation-on-changes-to-various-permitted-development-rights/

e) To consider a response to the Government proposals on a series of measures aimed at 'accelerating' the planning service (closes 1 May). www.slcc.co.uk/an-accelerated-planning-system-consultation/

f) To note Wiltshire Council has formally adopted the Wiltshire Design Guide www.wiltshire.gov.uk/article/6110/Wiltshire-Design-Guide

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 a way forward.
 - Highways. To receive update following recent site visit.
 - 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 concerns from resident regarding proximity of plot 1 to their property.

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.

b) To note any S106 decisions made under delegated powers

c) Contact with developers

To receive notes from meeting held with BBA Architects on 18 March regarding proposals for 9 dwellings.

Copy to all Councillors