



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

Tuesday, 29 September 2020

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 5 October 2020 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. **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 items of business (Item 14d) as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

5. **Invited Guests** *To be confirmed*

- a) **Rosie Dinnen, Terra Strategic re 20/07334/OUT Land West of Semington Road**

6. **Public Participation**

7. **Correspondence and Background Information to note**

- a) **Wiltshire Council, Tree Preservation Order.** To note Wiltshire Council have confirmed a Tree Preservation Order for two Horse Chestnut Trees to the rear of Whitley Brow, 178 Top Lane.
- b) **To note Planning Application 20/04259/FUL: 406C The Spa (Revised Plans) to construct 2 bungalows** has been 'Called in' for consideration at committee.
- c) **To note Road Safety Report with regards to Semington Road (20/01938)** application and to note a further request has been made for a road safety report regarding the other schools in the area.

8. **To consider the following Planning Applications:**

20/07334/OUT: **Land West of Semington Road, Melksham.** Outline planning permission for up to 50 dwellings and formation of access and associated works (outline application to consider access with all other matters reserved). Applicant Terra Strategic (Comments by 23 October 2020)

20/07375/FUL: **Oakley Farm House, Lower Woodrow, Forest.** Change of use from Visitor/Education Centre to Farm Stay Accommodation in connection

Serving rural communities around Melksham

with the Alpaca Enterprise. Applicant Mr Turrell (Comments by 14 October 2020)

20/07828/FUL: Fieldsend Cottage. 584 Semington Road. Erection of detached garage/games room wing. Applicants Mr & Mrs Petty (comments by 20 October 2020)

20/07931/FUL: 17 The Beeches, Shaw. Proposed single storey rear extension. Applicants Mr Melvin (Comments by 23 October 2020)

9. **Revised Plans.** To comment on any revised plans received within the required timeframe (14 days).
10. **Planning Enforcement:** To note any planning enforcement queries raised.
11. **Planning Policy**
 - a) To note "Cornwall Council" presentation on current changes to the Planning System
 - b) To note the Govt consultation (closes 1st Oct) on short term/transition changes to the Planning System <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>
 - c) To consider submitting comments to Govt consultation (closes 29th Oct) **Planning for the Future** – White Paper
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907647/MHCLG-Planning-Consultation.pdf
 - d) To note the Govt call for evidence (closes 30th Oct) on
<https://www.gov.uk/government/consultations/transparency-and-competition-a-call-for-evidence-on-data-on-land-control>
 - e) To note Govt press release (8th Sept) on new funding and schemes for **Affordable Housing and Social rent** <https://www.gov.uk/government/news/jenrick-unveils-huge-12-billion-boost-for-affordable-homes>
12. **S106 Agreements and Developer meetings:** (*Standing Item*)
 - a) **To note update on ongoing and new S106 Agreements**
 - b) **To consider any new S106 queries**
 - c) **To note any S106 decisions made under delegated powers**
 - d) **To note any contact with developers**
 - i) To receive feedback following 2nd meeting on 24th Sept with Pegasus & PFA Consulting re: public consultation for 150 dwellings on Land to the South of Woodrow Road
 - ii) To receive feedback following meeting 30th Sept with Terra Strategic re: planning application 20/07334/OUT: Land West of Semington Road
 - iii) To note meeting arranged with Savills & Hallam Land on 6th Oct re: proposal for 240 dwellings on Land to the South of Western Way

e) **To consider inviting relevant Wiltshire Councillor to developer engagement meetings**

13. Lack of 5 Year Land Supply: To consider raising concern with Wiltshire Council about local impact of current Lack of 5 Year Land Supply.

14. Neighbourhood Plan

- a) To receive update on Neighbourhood Plan & Regulation 14 Consultation, note change of date for Plan period and key critical dates for submission of Plan for Regulation 16
- b) To consider feedback/proposal for CIL policy from Melksham Town Council
- c) To consider feedback from Wiltshire Council on Pre-application Engagement Protocol to widen scope to rest of planning process (not just pre-app)
- d) To receive update on site allocation (*in closed session*)

Copy to: All councillors