

**MINUTES of a Planning Committee of Melksham Without Parish Council held on Monday 11th June, 2012 at Crown Chambers, Melksham at 7.00 p.m.**

**Present:** Cllr. Mike Mills (Chairman); Cllrs. Richard Wood, Alan Baines; Rolf Brindle and Don Millard.

**Apologies:** Cllrs John Glover, Gregory Coombes and Mike Sankey

54/12 **Declarations of Interest:** There were no Declarations of Interest.

*The Committee agreed to suspend Standing Orders to enable a period of public participation*

55/12 **Public Participation:**

**PA W12 00863 Extension to Whitley Methodist Chapel:** Mrs Geraldine Mann explained that the members of the church wanted to increase the entrance area to open it up to make it more welcoming. The community activities are very encouraging at this time, as the Book Swop which started off with only a few has risen to 60 – 70 visitors. They feel they have outgrown the place, and they want to start monthly lunches, and a community choir. The church only holds about 50 people. The kitchen area is sub-standard, not fit for purpose at present and the disabled toilet is directly off the kitchen. Cllr Millard enquired if people can get to the disabled toilet easily.

Mrs Mann replied that they could but it would be much better if they could get into the backroom.

Cllr Millard encouraged her to have a ramp at the step into the back room. Mrs Mann explained that if a person had a wide wheelchair, they could not get through the door. She thanked the Committee for hearing her.

*The Council re-convened*

56/12 **Planning Applications:** The following planning applications were considered:

W12 00863 Whitley Methodist Church, Top Lane, Whitley Proposed extension & alterations

**Comments:-** *The Council welcomes the changes to this building, but would request that compatible natural stone materials are used.*

W12 00887 Land north of 45A Westlands Lane, Beanacre Change of use of an agricultural paddock to a domestic garden with outbuildings

**Comments:-** *The Council OBJECTS to this application on the grounds that it is back land development outside the main village policy limit and therefore should remain as agricultural land.*

W12 00889 Land north of 45C Westlands Lane, Beanacre. Change of use of agricultural paddock to domestic garden with shed

**Comments:-** *The Council OBJECTS to this application as this is backland development outside the main village policy limit. It should remain as agricultural land.*

W12 00906 Land North East of Snowberry Lane and south of Sandridge Road, Melksham Reserved matters application pursuant to outline permission W10/01964/OUT for 118 dwellings, relating to access, appearance, landscaping, layout and scale.

**Comments:-** *The Council request that along the main A3102 and around the corner verge between the houses and the road (see attached drawing) a dense mix native*

*mature trees should be planted, to create a substantial bund and keep noise to a minimum. The hedgerow along the main road which was removed, should be replaced with a mix of deciduous plants.*

W/12/01004 Mrs T Stone, 119 Beanacre, Wilts SN12 7PZ

Proposed alterations and extensions

**Comments:-** *The Council has no objection in principle to the extension, but is concerned that placing a 1.5 timber fencing right next to the existing hedge will destroy it. The Council wishes the existing hedgerow to remain as it is. There is no real need for an extra fence here. If permission is granted for a fence to be erected it should be an open paling timber fence to allow light to reach the hedgerow. The Council also objects to having a 2.8 m timber fence installed on this site as this is far too high.*

There were no objections to the following application:-

W/12/00904 Mr & Mrs Moger, Home Farm, 26 Shaw Hill, SN12 8EU.

Proposed caravan storage (Renewal) 07.00971/Ful

57/12

### **Planning Correspondence**

- a) **Appeal for W11 /02511 Land adjacent Sheeshnag, detached dwelling and garages at Shaw Hill.** It was noted that the Council had commented: *No objection subject to no building materials being stored in the right of way. The right of way must not be closed or blocked at any time during construction of the work*  
There was concern that in the past the footpath had been blocked several times by the applicant  
**Resolved:** *The Council reply to the Inspectorate to inform there was no objection to the proposed dwelling as long as the Right of Way was retained and not blocked at any time.*
- b) **PA W12/ 00581 Pcocks Poultry 107 Middle Lane, Whitley. Proposed warehouse.** The Committee noted an email from Cllr. Mark Griffiths to the Planning Officer expressing concern that lorries were parking in the road and causing a disturbance by starting up at 5.00 a.m. It was noted that re problem of lorries parking in Middle Lane, Whitley at 5.00 a.m which was not directly related to the proposal for a new warehouse. There was some discussion about inviting Cllr Griffiths to attend Council Meetings.  
**Resolved:** *1. The Committee note Cllr. Griffiths' reply regarding the planning. Application. 2. Cllr. Griffiths be invited to attend Council Meetings where there was any specific issue about Shaw and Whitley.*
- c) **PA W12 00467 Land north of Craysmarsh Farm, Formation of 1.5MW solar voltaic Farm** The Committee noted a reply from Lightsource Renewable Engery Ltd to inform that the 1.8m high deer fence would be installed around the panel array in place of the original 2m high security fence and motion sensors would be erected around the site which would only record if there was movement.  
**Resolved:** *The Committee thank the Architect for his reply re the deer fence, but reiterate its concern that the fence should be green so that it was not visible from a distance.*

- d) Formal Complaint to Wiltshire Council re PA MW4033 for development of 85 houses on land north-east of Snarlton Lane.** The Committee noted a response from Planning Director Mr Fleet to inform that he was satisfied planning approval had been given in the proper manner although he felt the decision could have been conveyed more sympathetically. It was noted the complainant had a right to go to the Local Government Ombudsman. Cllr Millard emphasised that the complainant lived in the Melksham Town parish. The Clerk reported that some of the concerns related to development within the parish boundary as well. ***Resolved:*** *The Committee note the result of the investigation of the complaint.*

Meeting closed at 7.50 p.m.

Chairman, 18<sup>th</sup> June, 2012