

MINUTES of a Planning Committee of Melksham Without Parish Council held on Monday 2nd April 2012 at Crown Chambers, Melksham at 7.00 p.m.

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

Apologies: Cllr John Glover

479/11 **Declarations of Interest:** Cllr Wood declared an interest in PA W/12/00478 493B Semington Road as a neighbour of the applicant; and in PA W/12/00511 592 Semington Road as a neighbour of the applicant and acquaintance of the applicant's son. Cllr Sankey declared an interest in PA W/12/00483/CLE Achilles Caravan, Tanhouse Farm, Redstocks as a former resident of Tanhouse Farm, and an acquaintance of the applicant.

480/11 **Public Participation:** No matters were raised.

481/11 **Planning Applications:** The Council considered the following planning applications:

W/12/00466/FUL The Vicarage, 5 Brampton Court, Bowerhill, SN12 6TH
Two storey side extension

Comments:- *The Council have no objection to this application, however it does have concerns that the proposed extension is right up to the boundary, on the line of the neighbour's property.*

W/12/00467/FUL Land North of Craysmarsh Farm, Bowerhill. Formation of 1.5W solar photovoltaic farm including inverter/transformer cabin, switch room and associated works

Comments:- *The Council has no objection to this application, as long as the bridleway is retained at the same width. The Council also queries if permission is needed for the proposal as a change of use from its current agricultural purpose.*

W/12/00472/FUL Land North of Halfway Cottages, Beanacre
Erection of a steel framed building for the purpose of grain maize storage

Comments:- *The Council have no objection to this application but does have concerns that the building appears to be proposed to be built over a field line. If this is the case, and part of a hedge is removed, the Council request that the hedgerow is replaced.*

W/12/00468 Shaw Church of England School, Corsham Road, Wilts SN12 8QE.
Proposed mobile study building

Comments: *The Council objects to this application as it had understood that the extension recently completed at the school was to negate the need for mobile buildings in the future. The parking and access problems experienced at the school should preclude any future expansion. The Council have concerns that the building will be used in the future as a mobile classroom and question why a separate, enclosed building is required for nature study and whether it will be used all year round. The proposed building will take away valuable recreation land for the children to use.*

W12/00482 Mr K. Gale, Land east of 33 Halifax Road, Bowerhill, Wilts SN126TU
Proposed conversion of garage to form a one bed bungalow

Comments: *This application states that it is a mirror image of the conversion that took place at 35 Halifax Road. The Council strongly objected to the conversion at*

no. 35 and at the time of the application the Council had concerns that it would set a precedent for other conversions in the area. The Council objects to the removal of the hedgerow to be replaced with a fence, and if the proposal goes ahead would request the retention of the hedge.

W/12/00514 Land Adjacent to Vicarage, Corsham Road.

Mr Michael Coppin, Loaghtan, First Lane Whitley, SN12 8RL

Proposed retention of small structures for housing animals and erection of a new hay barn.

Comments:- The Council object to this application due to the excessive large size of the hay barn. The Council also have concerns over the welfare of the animals that appear to be living in cramped, substandard buildings.

Melksham Without Parish Council considered the following applications and had no objections:

W/12/00483/CLE Achilles Caravan, Tanhouse Farm, Redstocks

Certificate of lawfulness for the use of land for the stationing of a residential caravan

W/12/00478/FUL The Pink House, 493B Semington Road, Melksham, SN12 6DX

Proposed log burner flue following garage conversion and new detached garage (permitted development)

W/12/00511/FUL Land North of 592 Semington Road, Melksham

Erection of detached 4 bed dwelling

Comments: The Council have no objection to this application, as all previous objections have now been met.

482/11 **Planning Correspondence**

- a) **Wiltshire Core Strategy consultation:** The Financial Officer reported that the Core Strategy consultation documents had been hand delivered to Wiltshire Council that morning. It was noted that the deadline was 5pm on Monday 2nd April 2012. **Recommended:** The Council formally express their thanks and congratulations to the Clerk for all her hard work in completing the many detailed documents that were submitted.
- b) **Neighbourhood Planning – invitation to work with Melksham Town Council:** The Council noted a letter from the Town Council inviting the Parish Council to consider working with them to develop a Neighbourhood Plan for Melksham. The Council agreed that a loose association would be beneficial as the two areas grow during the next 5-7 years; if the Town expanded it would be into the Parish of Melksham Without. The rural areas too relied on the town as their nearest shopping/ facilities centre and the Parish Council could make a useful contribution to the Town’s parish plans. **Recommended:** The Council respond to the Town Council that the Parish Council has already made significant progress with several parish plans for the Melksham Without parish and would consider working with Melksham Town Council to consider those parts of the plans that would affect both areas.
- c) **Approval of National Planning Policy Framework legislation:** The Council noted that the new policy was announced on Tuesday 27th March by the Planning Minister Greg Clark. Cllr Coombes commented that Town &

Country Planning over the last 65 years had resulted in a shortage of 2 million homes and it would take 20 years to catch up. Clr Wood expressed concerns that only vocal, well educated and professional residents would be able to vigorously oppose a planning application, leading to “Nimby” attitudes. (*Nimby = Not in my backyard*).

Recommended: *The Financial Officer send the link to the new planning legislation by email to the Councillors.*

(Clr Coombes left the meeting at 7.50pm)

- d) **East of Melksham Phase 3 – Street naming:** The Council had been invited to submit a suitable name for two new streets from the list that the Council had previously supplied. The two new streets are off the existing Skylark, Lapwing and Redwing Roads. **Recommended:** *The Council submit Linnet and Blackbird as the names of the two new streets.*
- e) **Incorrect Map on W/12/00361 Garages adjacent to 22 Halifax Road:** The Council noted an email from Paul Walsh, Development Director at Selwood Housing apologising for the error on the map. An amended map would be submitted to the Planning Officer at Wiltshire Council. (*See also Min. 474/11, 19th March Council Meeting*)
- f) **Gap in hedgerow, Bowerhill Sports Field:** The Chairman reported that the drainage works undertaken by Wiltshire Council on Bowerhill Sports Field had resulted in a gap in the hedge near Knorr Bremse. Danny Everett, Wiltshire Council had agreed to arrange for some large stones to be placed in the gap to prevent unwanted access, as a temporary measure. This was to be done by Wednesday 4th April before the Easter Bank Holiday weekend as this was a prime time for Travellers to move onto land illegally. The Council agreed the hedgerow needed to be replanted.

It was noted that although Danny Everett’s team had done a good job improving the area at the Sports Field and lessening the flood risk it was unfortunate that he had not initially made the Council aware of the work taking place.

- g) **Petition against Wind Turbines:** The Council noted a request for a petition to be signed, against Wind Turbines.
- h) **W/12/00467/FUL Land north of Craysmarsh Farm:** The Council noted an email and photographs from a Redstocks resident concerned on the visual impact that the solar farm development would have.

Meeting closed at 8.05 p.m.

Chairman, 16th April 2012