

**MINUTES of a Planning Committee of Melksham Without Parish Council held on Monday 30th April 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:** Cllr Gregory Coombes

- 515/11 **Declarations of Interest:** Cllr Wood declared an interest in PA W/12/00511 592 Semington Road as a neighbour of the applicant and the concerned residents.

*The Council resolved to suspend Standing Orders to allow for a period of public participation.*

- 516/11 **Public Participation:**

(i) **PA W/12/00511 New dwelling in garden of 592 Semington Road:** Mr Pete King told the Council of his concern about the proposed erection of the detached 4 bedroom house adjoining his property. He read from a statement he had prepared (*see attached sheet*). He was particularly concerned that if a four bedroom dwelling were to be built, it would take all the light from his house and his south-facing garden. The Chair explained that Wiltshire Cllr. Roy While was calling the planning application in, and he the concerned residents to attend and put their objections direct to the Wiltshire Council Planning Committee.

Mr Brian Hall endorsed Mr King's concerns. He explained he was speaking on behalf of his mother Mrs Hall who owns the adjoining property and the land at the back of the development site. He and his sister were especially concerned that an incorrect boundary line was shown on the planning application.

Cllr Glover explained there is nothing in theory to stop anyone applying for consent on other people's property

The Clerk explained that Melksham Without Parish Council had withdrawn original comments because Land Registry documents received as a result of a communication from Mrs Hall had confirmed that there were discrepancies which needed to be sorted out. As the footprint of the proposed new build site was incorrect, she had requested revised corrected plans so that the Parish Council could make new comments.

The Chair said the Clerk would send their papers on to Wiltshire Council Planning Dept and he thanked everyone for coming to the meeting.

Mr King expressed concern that the Council was not taking on board the huge impact such a large house would have upon his own property and garden. This was "garden-grabbing" which was not supported in the new Government Planning Policy Framework. He emphasised the new dwelling was being built in the garden of 592 Semington Road and apart from taking all his light amenity, it would leave no space for on-site parking, meaning the new residents would have to park on Semington Road.

The Clerk explained that the Council had originally expressed concern about the size and height of the proposed new dwelling. A revised set of plans were then received which appeared to reduce the size of the house

Cllr Wood agreed would be no light in the garden, and the plot was significantly smaller than everyone thought it was, but it was unclear whether there were planning grounds on which to object.

The Chair gave details of how to make objections at the Wiltshire Council Planning Committee.

The Clerk agreed to let residents know the date of the Planning Committee when the planning application would be reviewed

The Chair thanked everyone for coming.

*The Council re-convened.*

517/11 **PA W/12/00511 New dwelling in garden of 592 Semington Road:** The Council noted correspondence from Mr. King of 594 Semington Road, emails received from the Hall family and information received from the Land Registry. A copy of an email from the Parish Council office to Planning Officer James Taylor was also noted. **Resolved:** *The Parish Council request a new set of revised corrected plans and inform that this planning application would be reconsidered once the amended plans had been received.*

518/11 **Planning Applications:** The Council considered the following planning applications:

**W/12/00736/CLE** Land rear of Lowden Nurseries, Folly Lane, Shaw.

Proposal for Lawful Development Certificate for the existing use of log cabin as a single dwelling.

**Comments:-** *The Council have no objection to this application subject to their being a condition to ensure that the dwelling is linked to the nursery business and not sold off as a separate dwelling.*

**W/12/00467/ FUL** Land north of Craysmarsh Farm. Formation of 1.5MW solar photovoltaic farm including inverter/transformer cabin, switch room and associated works. *(Revised plans)*

**Comments:-** *The Parish Council has no objection to the revised plans. We understand this application has been called in partly to discuss principles for the future siting of Solar Farms in Wiltshire. As there is already a Solar Farm near Bradford a visit to that site may be beneficial.*

There are no objections to the following applications:-

**W/12/00685** Mr. Mark Burbidge, 295 Sandridge Road, Sandridge Common SN12 7QS  
Proposed car port & loft

**W/12/00737** Retrospective application for change of use from horticultural to domestic garden. Rear of Lowden Nurseries, Folly Lane, Shaw

**W/12/00729** Mr Andy Lawn, 214a Corsham Road, Whitley, SN12 8QF  
Proposed removal of existing conservatory and replace with single storey side extension

**W/12/00692** Mr Raymond Rendell, 50 Belvedere Road, Bowerhill, SN12 6AJ  
Proposed side extension, new chimney & removal of inner wall.

519/11 **Planning Correspondence:**

(a) **Neighbourhood Planning:** The Clerk reported that she had applied on the Council's behalf to attend a forthcoming Seminar at Community First to give detailed guidance on how to write a Neighbourhood Plan. Only parish councils that were well- ahead in the process were eligible to apply and a maximum of four representatives would be permitted to attend, if the application was successful.

(b) **Local Centre Land:** The Planning Committee considered the revised plans received from Glen Godwin of Pegasus Planning for the Local Centre Land. Plots 1-3 were replaced with 2 No corner units and the total housing was increased to 13 units, slightly reducing "direct frontage" but pushing housing back further into the southern part. This also slightly reduced the amount of open space as well. There was agreement to provide an off-site MUGA in the Hornchurch Road open space providing the scheme was open market and had no affordable housing element. Cllr Wood expressed concern about the lack of any affordable housing. It was agreed to seek assurance that affordable housing would be provided at another site. It was noted that Pegasus Planning would be attending the next Meeting of the Bowerhill Action Group to present the revised plans to the community

**Recommended:** 1. *The Council welcome the revised plans for this land, subject to the MUGA being provided and installed at the Hornchurch Road site and to Melksham Without Parish Council being a signatory of the Section 106 Agreement.*  
2. *The Council seek assurance from Pegasus Planning that sufficient affordable housing was being provided in the vicinity elsewhere.*

(c) **Mobile Caravans at Tanhouse Farm, Redstocks:** The Planning Committee noted an email sent by the Clerk to the Planning and the Rights of Way Departments at Wiltshire Council to a) find out whether the Achilles Caravan which had a Certificate of Lawful Development could be replaced with another caravan without planning permission and b) to find out the status of the green lane leading to the Achilles Caravan in the light of a Wiltshire Council statement of support for this as a vehicular site access and c) to query whether the 2<sup>nd</sup> caravan next to Tanhouse Farm had been granted a Certificate of Lawful Development. The Clerk further reported that Planning Enforcement Officer Kate Sullivan had replied to say she was still researching (a) whether planning permission would be required for a replacement caravan but for (c) it was unlikely a Certificate would be granted for the 2<sup>nd</sup> Caravan. Ms Sullivan was also researching the planning status of the Machinery Business at Redstocks and had emphasised the need for the Parish Council to report any apparent unauthorised residencies. For (b), the Rights of Way Officer Barbara Burke had replied that the comments attributed to the Rights of Way Warden within the Straker Auction catalogue were his own opinions and did not reflect the views of Wiltshire Council. It was noted that other properties at Redstock had vehicular access over the Green Lane.

**(d) Signs at Redstocks junction:** Cllr. Glover reported that several new signs had appeared at the junction of Redstocks lane with A365.

**Resolved:** *The Planning Enforcement Officer be asked to check if the signs were legal.*

**(e) WALC Email re Proposed NALC resolution:** An email from NALC received via WALC invited Parish Councils to write to their MPs before 17<sup>th</sup> May 2012 to support the following Early Day Motion: *"That this House supports the Planning Applications Bill ... and notes that this Bill would give Town and Parish Councils the right of appeal against granting planning permissions to which they had objected ....and that this policy is backed by NALC which represented 10,000 Town and Parish Councils in England and by One Voice Wales..."*

**Resolved:** *Melksham Without Parish Council write to MP Duncan Hames in support of this Motion.*

**CPRE Open Day and Invitation to Localism Bill Seminar 17<sup>th</sup> May:**

Invitation to attend the "Protect Wiltshire Open Day" to be held at St Margarets Hall, Bradford on Avon, 12.00 noon – 7.30 p.m, inclusive of a talk re the new Localism Act and Parish Plans at a cost of £6

**Resolved:** *The Clerk attend on behalf of the Council*

**(e) PA MW/10 04033 – Formal Complaint from Ms Crook:** The Council noted copy correspondence of complaint received from Mrs Crook.

**(f) Local Works – Sustainable Communities Act:** Letter received from Local Works to express concern that opponents were seeking to weaken the above Act through needless delays. Parish Council were being asked to request their MPs to write in support to the Communities Minister Greg Clark.

**Resolved:** *Melksham Without Parish Council ask MP Duncan Hames to write in support to the Communities Minister.*

**(g) Re-opening of Neston Quarry – National Press Item:** The Planning Committee noted a Mail press item to highlight concerns re the lorry route being used to service the re-opened mine. Wiltshire Council had passed a motion to permit Bath stone to be transported through the villages of Neston, Leafield Gastard, Whitley and Atworth rather than via a more direct route to A365 through Park Lane. It was alleged that the circuitous route had been chosen to avoid any lorry traffic passing Sir James Fuller's country home. The Parish Council had stipulated that no extra traffic should travel through Whitley but this comment had been ignored.

Meeting closed at 8.30 p.m.

