

MINUTES of a Planning Committee Meeting of Melksham Without Parish Council held on Monday 16th July 2012 at Crown Chambers, Market Place Melksham at 7.00 p.m.

Present: Cllr. Mike Mills (Chairman); Cllrs. Alan Baines, Rolf Brindle; Gregory Coombes, John Glover and Don Millard. Cllr. Mike Sankey attended the latter part of the Meeting.

Apologies: Cllr. Richard Wood (on holiday)

142/12 **Declarations of Interest:** Cllr. Don Millard declared an interest in PA W12/00992 and correspondence relating to Sahara (Melksham) Ltd as an acquaintance of the applicant. Cllr. Rolf Brindle declared an interest in the Wilts and Berks Canal Trust proposals as a member of the Wiltshire Swindon and Oxford Partnership for this Canal.

143/12 **Public Participation:** No members of the public attended this meeting.

144/12 **Planning Applications:** The Planning Committee considered the following planning applications:-

W12/00880 Mrs Shelia Sawyer, Eddies Diner, Lysander Road, Bowerhill
Proposal for rear extension, renewal of temporary planning permission, parking for 3 no. vehicles to the side of diner.

Comments: The Council has no objection to this business in principle, but OBJECTS that temporary planning permission is again being sought for this particular location. A verge on the main industrial road is unsuitable as a permanent site since the associated parking tends to spread out along both sides of the road affecting visibility and safety as well as the overall appearance of the road. Please would you inform whether this is first or second renewal and whether Wiltshire Council as land owner, is collecting rent for the site? As the Diner has been in existence for some considerable time we feel it should now be encouraged to occupy one of the empty units on the Industrial Estate where there is off-road parking for both staff and customers.

W12/01176 Mr. Jonathan Sinclair, Land Rear of Lowden Nurseries, Folly Lane, Shaw, Wilts. Proposed single storey extension.

Comments: The Council have no objection to this application but wish to see a caveat applied to ensure the extension cannot be sold separately from the business as a dwelling.

W12.01240 REG3 Unit between 4 and 5 Lancaster Park Industrial Estate, Lancaster Road, Bowerhill. Proposed change of use from class B1 light industrial to class D1 non-residential education and training centre

Comments: The Council has no objection to this application but is concerned about the lack of footway to the site. How will the pupils travel to and from this location?

W12/01256 Land North of Junction with Dakota Close and Hornchurch Road, Bowerhill, Wilts. Proposed erection of 13 dwellings and associated open space, landscape and infrastructure.

Comments: The Council have no objection to this application subject to a full size MUGA being provided and installed as agreed with the developer in consultation with the local community.

W12/01266/S73 Land North of Craysmarsh Farm, Bowerhill Lane, Bowerhill. Proposal for Minor material amendment to approval application W12/00467 comprising removal of fence around substation and provide access track to DNO switch room (Variation of condition 13)

Comments: The Council have no objection to this application. However the Council would still like to see a green fence being installed around the panel array, as previously requested in earlier comments.

There are no objections to the following applications:-

W/12/01152 Mr. J Voyez, Stable Cottage, Sandridge Park, Sandridge Common Proposal for demolition of existing conservatory & construction of two storey rear extension.

W12/ 01155 Mrs Suzanne Oldknow, Waney Edge Café, Semington Road. Proposed erection of covered seating area. *Revised plans for amended description.*

W/12/01096 Mrs Appleton, 47 Westlands Lane, Beanacre, SN12 7QE. Proposed removal of existing lean-to and erection of two storey side extension

145/12 **Deferred Planning Applications:** The following planning applications were deferred:

(a) **W12/00992** Sahara (Melksham) Ltd, Sandridge Hill, Wilts. SN12 7QX . Proposed consolidation and relocation of existing businesses with change of use of former sandpit to form compound including the erection of building for storage of plant hire and civil engineering equipment and vehicles with associated workshop, office and welfare facilities and processing plant for recycling, construction/demolition materials. Proposal to include retention of weighbridge

The Clerk circulated a written report and explained that this was a change of use application from part of the former quarry to a compound building for the Civil Engineering business. The Planning Department had requested (a) a Noise Survey report. It was also awaiting (b) the Inspector's Report re the Appeal on 2nd July for a Certificate of Lawful Use for the crusher. Wiltshire Council had argued that there was lack of proof for 10 year's use of the crusher. If the Appeal was permitted that permission would be granted for the planning applications. However if it were refused, Wiltshire Council intended to review the site, to obtain improvements re noise attenuation. The Planning Officer had therefore advised that no comments be submitted until answers to both (a) and (b) had been obtained. Once this additional information was known, there would be a period of 14 days for further consultation.

Resolved: *W12/00992 be deferred until the additional information was available.*

(b) **W12/01080** Wilts and Berks Trust, land north-west of Semington Bridge, Canal Bridge, Melksham. Proposal to create a new waterway and towpath for the Wilts and Berks Canal and the River Avon and associated footpath, cycleway and 10 x bridges along with new access roads to Berryfield

The Clerk reported that no planning application was yet available. The Case Officer James Taylor was concerned that this application had been put on the Wiltshire Council website in error. He was still awaiting more information and once this had been received he would be circulating the plans

Resolved: *W12/01080 be deferred until the additional information was available.*

- 146/12 **Planning Decisions:** The following planning decisions were noted:-
- (i) **W12/00511** Dwelling in garden of 592 Semington Road, Melksham – permission refused.
 - (i) **W12/00581** Depot at 107 Middle Lane, Whitley – permission granted
 - (ii) **W12/00889** 45C Westlands lane, Beanacre Change of use of agricultural land to garden- permission granted. Cllr. Coombes expressed his concern that the Council looked foolish in opposing this application. He reported that he had visited residents and the land in question had been part of the property garden for several years. It was not visible from the road and the residents had not needed to obtain permission for the shed. Adjacent properties had also bought land for their back gardens. The Clerk reported that the Local Plan showed this land to be outside the Village Policy Limit.

147/12 **Planning Correspondence**

- (i) **W12/00992 – Letter from Sahara (Melksham) Ltd.** A letter had been received from Mr. Freeman, the Managing Director, to explain the background to the planning application.
Resolved: *This letter be considered along with the planning application when all the necessary information was available (See Min. 145/12(a))*
- (ii) **W12/01080 – Comment from Berryfield & Semington Action Group re new Canal proposals:** Letter received from Gill Arbery re the new Canal proposals and their likely impact on Berryfield Village Hall.
Resolved: *This letter be considered along with the planning application when all the necessary information was available (See Min. 145/12(b))*
- (iii) **Neighbourhood Planning – Meeting with Town Council:** It was noted that the Chairman and Clerk would be meeting representatives from the Town Council to consider neighbourhood planning. Committee members emphasised that while there were issues that affected both parishes; e.g. transport, the campus, the new Wilts and Berks Canal, community safety and sports facilities, they favoured having separate Neighbourhood Plans for each parish, rather than one large joint Plan for both parishes. The Bowerhill community and BRAG was keen to have its own Plan and to retain the rural buffer between Bowerhill and the town. The Chairman reported that each Plan had to be prepared in liaison with a Wiltshire Council Planning Officer and as there were 253 parishes in Wiltshire, this represented a massive task, given that Planning staff were already stretched to the limit. The Clerk emphasized that it would obviously easier for Wiltshire Council if areas were combined and there were fewer Plans. There would be pressure for Bowerhill to go in with the town as it had been combined in the Core Strategy. However if there were

to be a joint Town/Parish Plan the resident majority in the town could be determining in the referendum vote what happened at Bowerhill. Melksham Without at present had six draft Parish Plans for Bowerhill, Beanacre, Shaw and Whitley, Berryfield, Redstocks and the Spa and Sandridge but these may need to be rationalized into a smaller number of Plans. The first task was to agree boundaries for Plans with Wiltshire Council. Cllr. Brindle emphasised that The Spa wished to be part of the Bowerhill Plan rather than any Town Plan. The Chairman further explained that Industrial Areas could have their own Plans comprising input from all the various companies. Cllr. Baines emphasised that many Knorr Bremse employees were based in from Chippenham. It was noted that the Wiltshire School of Gymnastics served the whole county and was due to have a large extension which would impact on existing parking use.

Resolved: *The Chairman and Clerk have an exploratory meeting with the Town Council, making clear that the Parish Council favour consultation on separate Neighbourhood Plans for each Council rather than having one joint Town/Parish Neighbourhood Plan and report back to the next full Council Meeting on 23rd July.*

- (iv) **Complaint re business at private dwelling, Berryfield:** A letter was received from a resident near to 608 Berryfield Lane where a car repair business was being run without planning permission. Work had started initially on a small scale but was now causing problems due to increased traffic, parking, deliveries and work noise at all times of the day and night. Untaxed vehicles were being left on the highway for repairs and the footway was being blocked as well. It was agreed to let local members know about these concerns and to then refer the matter to the Planning Enforcement Team

Resolved: *1. The Clerk make local members aware of these concerns, send a copy of the letter to the Planning Enforcement Officer. 2. A reply be sent to let the resident know the matter is being referred to Wiltshire Council Planning Department.*

- (v) **Oak on land west of Falcon Way:** Letter received from Wiltshire Council to report that the application for a TPO on an Oak Tree on residential land between Osprey Close and Grasmere, Bowerhill had been unsuccessful. The Chairman agreed to take a look at the tree.

Resolved: *The Council ask Tree Officer Chris Kirk why a TPO had been refused.*

- (vi) **Strip of Land adjacent to 11 Dowding Way:** The Clerk reported that resident Mr. Viveash had asked if the Council would request that a derelict strip of land adjacent to his property at 11 Dowding Way be tidied up and grass reinstated. He himself had written to Selwood Housing but no reply had been received. It was noted that another resident had tried to use this land for an extension

Resolved: *The Council write to Selwood Housing to request that this land be tidied up and properly maintained in the future.*

- (vii) **New Life for Old Rural Buildings:** The Clerk circulated details of Government plans to make it easier to re-use existing agricultural, retail and commercial buildings e.g. offices and warehouses without

the need for planning permission. Other proposals included streamlining paperwork for planning applications, speeding up Appeal decisions and reducing the amount of planning guidance. A Consultation period had been launched on 3rd July. It was agreed to respond to emphasise that the need to obtain planning permission for re-use should be retained as otherwise the system could easily be abused and communities and individuals harmed.

***Resolved:** The Council respond with the above comments.*

- (viii) **Wiltshire and Swindon Waste Site Allocations Local Plan:** The Clerk reported that Teresa had checked that Bowerhill had now been removed from the list of Strategic Sites. It was still being included as a Local Site and the Clerk was seeking clarification about this.

Meeting closed at 8.20 p.m.

Chairman, 23rd July 2012