

**MINUTES of a Planning Committee Meeting held on Monday, 6<sup>th</sup> February, 2012  
at First Floor, Crown Chambers, Melksham at 7.00 p.m.**

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

**Apologies:** Cllr. Don Millard.

**Welcome:-** The Chair welcome everyone to the meeting.

418/11 **Declarations of Interest:** Cllr Wood declared an interest in PA MW12 00153 Extension at 32 Shaw Hill as an acquaintance of the applicant.

419/11 **Public Participation:** No matters were raised.

420/11 **Planning Applications:** The following planning applications were considered:

**MW11/03286** Mr Clinton Dicks, Middle Farm, Westlands Lane, Whitley, SN12 7QQ.  
**(Revised Plans)**

*Comments:- The Council note this is associated with tourism and have no objection to this application subject to current hedges and fruit trees being retained where possible and adequate mature landscaping to ensure caravans are adequately screened.*

**W/12/00168** Land Rear of Lowden Nurseries, Folly Lane, Shaw.  
Proposed single storey extension.

*Comments:- There is no objection to this application, subject to a caveat placed on this dwelling to ensure that it is not sold separately from the business. .*

Melksham Without Parish Council have no objections to the following applications.

**MW12/00134** Mr Mark Birkett, Woodrow Farmhouse, Woodrow Road, Forest. SN12 7RD  
Proposed Oak framed extension.

**W/11/03306** Unit A4 Ashville Centre, Commerce Way, SN12 6ZE  
Proposal for Installation of roof mounted solar panels.

**W12/00150** Mr Jenkins, Whaddon Grove House, Berryfield Lane, SN12 6EL  
Proposed change of use by converting existing family bedrooms to bed and breakfast lettings

**W/12/00153** Mr & Mrs Holtom, 32 Shaw Hill, Shaw SN12 8EU  
Proposed two storey side extension.

421/11 **Planning Correspondence**

(a) **NHS Wiltshire – application from ASDA stores for full consent for a 100 hour exempt Category Pharmacy at ASDA Stores, Bath Road.** The Planning Committee noted a further letter from NHS Wiltshire to inform that the cost to a host PCT of a supermarket pharmacy was £252,348 and the average national income was £840,000. The 100 hours per week pharmacies are in a category exempt from the necessary and expedient test of the regulations. Comments from Cllr Paul Clark were also noted. It was reported that income of the smaller town pharmacies had dropped by approximately 20% since the opening of the 100 hour Sainsburys pharmacy.

Cllr Coombes stated that he understood why people go to big stores as it was much more convenient and with no parking charges to pay. Cllr Baines agreed that it was easier to do shopping whilst prescriptions were made up, then go straight home.

***Resolved:*** *The Council make no comment*

**(b) Aggregate Minerals Site Allocations Development Plan Document (DPD) –**  
The Council noted with pleasure that there would be no sites in the Melksham Without Area. The nearest site was at land near Compton Bassett.

**(c) Melksham Area Board – draft Community Area Plan**

The Clerk informed this was to be approved at the Area Board Meeting on Wednesday, 8<sup>th</sup> February, 2012.

In the *Leisure, Culture and Sports* section, one project put forward was to celebrate 200 years of the Spa in 2015. As The Spa was in the Melksham Without parish area, councillors emphasised that the Parish Council needed to be involved in this project and that the 200<sup>th</sup> Anniversary should be celebrated by giving it Conservation Area status. The Clerk reported that the Parish Council had asked Wiltshire Council for this many times, without success, possibly due to staff reductions. Cllr Glover suggested the Clerk should contact English Heritage to ask for support to register it as a Conservation Area. This was agreed. It was further agreed to request that the project to make Bowerhill Sports field a Jubilee Field be also included in this section. Cllr Glover proposed that the Rugby field at Dunch Lane be also protected as a Leisure priority and this was agreed.

For the *Community Safety* Section Cllr. Brindle proposed that safe cycle routes be provided from the villages into the town, with especial reference to Beanacre. This was agreed.

In the *Economy Education, Jobs and Skills* section Cllr. Sankey proposed that Village areas should all be made to look good as well as the Town Centre. This was agreed.

In the *Waterways* section, it was noted one priority was support for the restoration of the Wilts and Berks Canal which the Parish Council supported

***Recommended:*** *The Clerk ask the Melksham Community Area Partnership to include the above amendments in the Plan for approval by the Area Board. 2. The Council write to Graham Ellis and English Heritage for support and help in acquiring Conservation status for the Spa.*

**(c) Hallam Land Management Exhibition 16<sup>th</sup> February - Land east of Spa Road:** A letter was received from Hallam Land Management to inform that an Exhibition was to be held on Thursday 16<sup>th</sup> February at Melksham Oak Community School to consider plans for housing development south of the current East of Melksham development and west of The Spa. The Clerk reported that Cllr Roy While had informed her that Wiltshire Council Planning Department knew nothing about this Public Exhibition. The draft Core Strategy was being considered by Wiltshire Cabinet on 20<sup>th</sup> February and any revised proposals for development contained therein would not be in the public domain until after that date. Prior to sites being finalised there would be a further period of consultation prior to the Core Strategy being considered at an Independent Inquiry. Councillors expressed concern that residents would think this was already an approved site. It was noted that the Parish Council had opposed any further development behind the Spa, although this area had been one of the original preferred options in 2009. Cllr. Baines advised that Wiltshire Council had always looked at the distributor road as the future Melksham Eastern Bypass. However, the section of road shown on the Hallam Plan went into the small relocated

Snowberry Lane roundabout so would not be adequate for a Bypass. For a Bypass road to work, some houses would need to be demolished and the main Spa roundabout would need to be utilized. Cllr. Glover emphasised the Council needed to respond with their views and that as many attendees as possible needed to go to the Exhibition to voice their concerns. Cllr Brindle emphasised that the Spa residents would all be attending the exhibition to make their views known. This land formed part of the flood plain and there was photographic evidence of previous serious flooding. Cllr. Baines reported that the flood plain was on an Environment Agency map. Cllr Coombes emphasised the importance of properly investigating sewage capacity as in the past, this had been overlooked. It was noted that the construction of Snowberry Lane surgery had been done under a special dispensation because it was in a recognised rural buffer. No houses within the Snowberry Lane construction were permitted to face the distributor road. Some of the fields had been part of the Woolmore Farm Estate and were still agricultural land. Cllr Brindle emphasised that if this development went ahead, a bund between the houses and the road would be needed similar to the one for Rosefield Way, and Champion Way so that the Spa homes were properly screened.

**Resolved:** *The Council make Hallam Land Management aware of their strong objections to development close to The Spa and reiterate their objections to Wiltshire Council, prior to their consideration of the draft Core Strategy on 20<sup>th</sup> February.*

*Cllr Coombes left the meeting at 7.55p.m.*

**(d) Hedgerow & development amendments, Snarlton Lane:** The Clerk reported that town resident Mrs Manoli Crook had visited the Parish office this morning upon advice from the Town Council. She was upset about some apparent development changes and hedgerow mentioned in a letter from Wilts. Councillor Mark Griffiths to another resident. The Clerk had contacted Mike Kilmister for advice on what the changes were and was awaiting his reply.

422/11 **Melksham Oak Community School:** It was noted that an Agenda item for the Town Council Meeting that evening included a presentation from the Head Teacher and Assistant on how the Town Council could become more involved in school projects. As the school is sited in the Melksham Without parish, councillors emphasised this needed to be joint project, involving both councils. The Clerk reported that Cllr. Pat Nicol, who lived in the Town was attending the Town Council Meeting that evening and would emphasise the need for the school to be involved with both the Town and Without parish councils.

423/11 **Community Orchard, Briansfield Allotments:** A plan of the new allotments prepared by Cllr. Brindle was circulated. This made provision for nine apple trees to be planted at the back of the site. Cllr. Brindle reported he hoped a variety of apple species could be planted and he was researching suitable types. The Parish Council needed to submit an application to Gary Lamont by 16<sup>th</sup> February 2012.

**Recommended:** *This planting scheme be approved.*

Meeting closed at 8.00 p.m.

Chairman, 20<sup>th</sup> February, 2012