

MINUTES of a Planning Committee Meeting of Melksham Without Parish Council held on Monday 13th August 2012 at Crown Chambers, Melksham Market Place at 7.00 p.m.

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

Apologies: Cllrs. Gregory Coombes; John Glover and Don Millard

- 180/12 **Declarations of Interest:** Cllr. Mike Mills declared an interest in PA W12 01311 for an extension to Mavern House Shaw as his daughter-in-law was the Catering Manager there and in item 4b (vii) re a request for an allotment shed as he was a friend of the applicant David Cole. Cllr. Baines declared an interest in PA W12 01471 for a change of use at Oakley Farm as a customer of the egg farm. Cllr. Richard Wood declared an interest in the planning item relating to the business complaint at Berryfield Close as he knew the business owner well.
- 181/12 **Public Participation:** The applicant for W12 01384 Mr Michael Coppin and Ms Lesley Jones explained that this area was being used to rescue and re-house animals that had been poorly treated and bring them back to full health. The project had begun with sheep and now there were a few ponies and goats as well. He emphasised that the new hay barn was needed as the lower part of the field flooded and he had recently lost 400 bales of hay. The Clerk asked them if they were working with the RSPCA and whether there was anything on site to explain the project. Mr Coppin confirmed they were working in conjunction with Inspector Burns at the RSPCA. Ms Lesley Jones explained they were now being sponsored as a Registered Charity. They had six goats and the billy-goat needed regular treatment to his feet because otherwise he topped sideways and walked on his knees. They had erected signs to explain their work and now most local people and the school supported them. Cllr. Wood asked about the future of the field. Mr Coppin emphasised they wished to retain the field for agricultural use and continue as a re-housing and rescue centre for animals but not pigs.

The Council re-convened.

- 182/12 **W12 01384 Michael Coppin, land adjacent to Vicarage, Corsham Road, Shaw. Proposed retention of small structures for housing animals and erection of new hay barn.** The Planning Committee agreed to advance PA W12 01384 on the Agenda. The Chairman gave a summary of comments received from Cllrs. Bean and Hubert and members of the public. It was noted that Cllrs. Bean and Hubert supported the application and there were also five letters of support from residents in Eden Grove on line. There were two letters of objection on grounds that the land provided insufficient grazing for livestock and comprised development in the open countryside. The Planning Committee noted that permission was being sought for agricultural buildings on agricultural land which could not be deemed as development encroaching on the rural buffer between Shaw and Whitley
Comments: *The Council has no objections to this application, as the proposed hay barn is an agricultural building on agricultural land.*
- 183/12 **W12 00992 Sahara Sandpit Sandridge Hill, Sandridge Common. Consolidation and relocation of existing businesses with change of use of former sand pit to form compound, including 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 includes retention of a weighbridge.

It was noted that this application had been deferred to await further information re Noise Survey and Transport which now been received from Wiltshire Council. Wiltshire Council was still awaiting the result of the Appeal held on 2nd July regarding the crusher. Cllr. Baines reported that originally the applicant had hoped to site the building for plant hire and civil engineering equipment close to his property in his back garden. However Wiltshire Council had advised it be placed in the disused quarry. Meanwhile there had been an application for continued lawful use of the stone quarry which had now been amalgamated into one planning application. The Noise Survey showed that noise from equipment was minimal. The crusher had been in use for several years and was sited at a low level and well screened.

The Clerk reported concerns received from Cllr. Millard who was on holiday as follows: a) more research was needed re dust levels to cover effects of invisible dust as the site had a prevailing SW wind which blew dust towards houses in Sandridge Lane and Westbrook b) There needed to be an hours of work condition to prevent work at the site causing disturbance at unsocial hours c) the history of past flooding should be taken into account.

It was noted that there was already an hours of work condition limiting operations 8 am -4p.m. Monday –Friday, 8.a.m. – 2.pm on Saturday and no operations on Sunday. Noise had never been a problem in this part of the site.

***Comments:-** The Council has no objections subject to screening and the continuing hours restrictions to avoid disturbance to the nearby residential area. The Noise Report indicates that this is not a problem in this part of the site. Wiltshire Council needs to ensure that dust levels are regularly monitored to ensure that it is not increased or carried on the prevailing wind towards residential areas.*

184/12

Other planning applications:

1. W12/01311 Mavern House Nursing Home, Corsham Road, Shaw SN12 8EH
Proposed single storey extension to the existing dementia specialist care unit, single storey conservatory extensions, and installation of solar and PV panels.

***Comments:-** The Council approves this application in principle and welcomes the provision of the outdoor area and the green roof, subject to Highways approval re car parking arrangements. There is concern that there will be a shortage of car parking issues spaces for visitors and this needs to be addressed.*

2. W/12/01331 Mr. Gary Cooke, Boomerang Play Centre, unit 8, Merlin Way
Proposed alterations to fenestration and construction of an external decking area.

***Comments:-** No objections. Please note there is a badger set nearby in the corner of the field nearby*

W12/ 01339 Mr Zigmunt Koprowski, Unit B4 Ashville Centre, Hampton Park, SN12 6ZE. Proposal for fencing to enclose rear land.

***Comments:-** This application has been deferred until the 10th September Council Meeting to give councillors time to visit the site. The verge adjacent to Westinghouse Way has been attractively landscaped, partly to screen these industrial units, and there is concern that the proposed protruding fenced- in area may impinge on its overall appearance*

W12/01392 Mrs Sue Bailey, 2 Anson Grove, Bowerhill, SN12 6SE. Proposed two storey & single Side extension..

Comments:- *The Council OBJECTS that this development which takes away the garage will result in on -street parking. There is already a problem with street parking in this area. The site does not appear large enough to accommodate parked cars.*

W/12/01458 Land North East of Snowberry Lane and south of Sandridge Road.

Proposed erection of 5 x freestanding sales boards.

Comments: *No objections subject to temporary permission being given for six months only.*

There are no objections to the following applications:-

W/12/01447 Miss Nicola Dolman, Land North of Upper Beanacre House, Beanacre, SN12 7PY Proposed change of use of agricultural paddock to a domestic garden with outbuilding.

W/12/01471 Mrs Emma Mitchell, Oakley Farm, Forest Lane, Lower Woodrow.

Change of use from Agricultural Land to equestrian and erection of stable block with associated hardstanding

185/12 **Wiltshire Core Strategy Examination:** The Clerk reported that this was likely to be November – December 2012. The Council would be informed when dates were known. All the Council's comments were being passed to the Inspector and he would contact objectors in due course, if he wished them to attend and speak at the Inquiry.

186/12 **Neighbourhood Planning:** The Planning Committee noted an email from Anna Jotcham with questions for councils to consider in relation neighbourhood plans, as follows:

1. Have you defined the geographic area for your proposed neighbourhood plan?
2. What are the key planning issues in your area?
3. In what way(s) would a neighbourhood plan help your community deliver the priorities set out within the Wiltshire Core Strategy?
4. Are there any specific outcomes you are looking to achieve through a neighbourhood planning process?
5. Are there specific proposals you are seeking planning permission for?
6. Are you seeking to allocate a site for development, or to be more permissive towards development within your area?
7. Have you looked at the guidance we've presented on the website (see below); and are there any other mechanisms that may deliver your outcomes – e.g. a Village Design Statement?
8. It is estimated that the neighbourhood planning process will take 1-2 years – does this match your timeframe?
9. Do you have a budget and volunteers to help with consultation activities?
10. To what extent will you be looking to the council to help resource your proposals for a neighbourhood plan?
11. Have you previously considered any other route to meet your community aspirations; if so, what were they and why have they been dismissed?
12. Have you developed a steering group to manage the process; if so, can you outline the membership and explain roles / responsibilities?

A further paper from Anna Jotcham was also circulated *See attached email*
The Chairman reported that he had attended a Meeting with the Clerk to discuss whether there should be a Joint Neighbourhood Plan between Melksham Town and Melksham Without and could see some advantages although there were drawbacks as well. At the last Area Board, it had been clear that Wiltshire Council did not have the resources to deal with lost of individual plans and was therefore in favour of

joint plans. Cllr. Wood emphasised that the Parish Council should have its own Neighbourhood Plan to avoid the future of communities and parish issues being determined by the town. The Clerk advised that in effect communities were being asked to write their own Local Plan, complete with consultation, a referendum and Inquiry by a Government Inspector. It was a huge task. The Inspector would be looking to see that there had been consultation between areas on joint issues which affected more than just one community. The Core Strategy at present included Bowerhill and Berryfield with Melksham Town for housing purposes. It was important both parish and town worked together to avoid conflict between where new development took place, because any proposals had to comply with the Core Strategy. There was discussion re the potential costs of preparing a Plan. Cllr. Baines reported that at the Area Board it was stated that each Plan would cost a minimum of £17,000. He emphasised there was not further room within the town for development to take place, so it had to go in the Melksham Without parish. The Chairman reported that a further Meeting was being held between representatives from the Town Council and the Parish Council on 22nd August to agree the content of a report for a Joint Plan, which would be put before both Councils for consideration at their respective September meetings. Anna Jotcham would be attending that meeting to answer any questions. The Clerk reported she had prepared a draft Report for that Meeting which she would be happy to circulate. ***Recommended: Cllrs. Mike Mills, Elizabeth Bean and Richard Bean attend together with the Clerk.***

187/12

Further Planning Correspondence

1. **PA 10/ 04033 85 houses on land north-east of Snarlton Lane:** Copy letter from Wiltshire Council Corporate Director Carlton Brand to Melksham Town Council in response to local residents' concerns re how this application and the subsequent complaints procedure was processed. It was noted that the correct procedures were followed. Wiltshire Council received about 7,000 applications per year and did not have the resources to take all objections to committee. Procedures were being reviewed and comments to help improve any procedure were welcomed. ***Resolved: This letter be noted.***

2. **PA 10/ 04033 85 houses on land north-east of Snarlton Lane:** Copy letter received from developer Taylor Wimpey to Melksham Town Council to inform that while Planning Condition 12 protected the hedgerow in Snarlton Lane and Taylor Wimpey had no objections to it being 3 metres high at present, once the houses were sold, individual new home owners might wish to maintain it at different heights.. The Clerk reported that as part of the hedgerow was in Melksham Without, she had contacted Taylor Wimpey to request that a covenant be included in new homeowners' deeds to ensure the hedgerow was maintained by all of them at a consistent height. Mr Philip Court, the Technical Director at Wimpeys was reviewing this matter and would be in touch, once a decision was made.

3. **Housing construction behind Snarlton Lane – complaint re working hours:** A complaint had been received from a resident of Snarlton Lane that developers were ignoring the hours of work condition set by Wiltshire Council and were commencing work at 6.30 a.m. and working Sundays as well. ***Resolved: This complaint be forwarded to both Wiltshire Council Planning Dept and Developers direct with a request that the hours condition be respected.***

- 4. Temporary Road Closure Order for Wiltshire 10 Event:** The Planning Committee noted that this Order applied to (i) Lowbourne (Part) from its junction with Ruskin Avenue to junction with Sandridge Road and (ii) Sandridge Road (part) from its junction with Lowbourne to its junction with Church Lane on Sunday 16th September 9.55 a.m – 10.10a.m
- 5. Complaint re Business being conducted in Berryfield Close:** A further letter was received from a resident of Berryfield Close to inform that he felt an accident had occurred due to cars parked in association with the business. A portfolio of photographs of the business activities had also been passed to the Council. The Clerk reported that she had scanned in the photos and forwarded them to the Planning Enforcement Team. However the Enforcement Team seemed very slow to respond to the concerns that had already been sent in. Cllr. Baines suggested the complainant be advised to raise this issue with the Area Board.
***Resolved:** The Council ask the local member Cllr. Steve Petty to suggest to the complainant that the issue be raised with the Area Board.*
- 6. Briansfield Allotment Shed request – Plot 9:** A request was received for a 6 x 4 shed to be placed on Plot 9 of Briansfield Allotments. The applicant had requested a speedy response.
***Recommended:** Permission be granted for the shed to be erected, subjected to advice re the site from the Allotment Warden.*

Meeting closed at 8.30 p.m.

Chairman, 10th September 2012