

MINUTES of a Planning Committee Meeting of Melksham Without Parish Council held on Monday 9th January 2012 at Crown Chambers, 7 Market Place, Melksham at 7.00 p.m.

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

Apologies: Cllr Mike Sankey

Welcome: The Chairman welcomed everyone to the Meeting and expressed good wishes for the New Year

- 343/11 **Declarations of Interest:** Cllr. Coombes declared an interest, as a resident of Corsham Road, in PAMW11/03286 in conjunction with a letter from a neighbour re flooding problems at 209 Corsham Road.

The Planning Committee resolved to suspend Standing Orders to allow for a period of public participation.

- 344/11 **Public Participation:**
MW07 00996 & MW11 00836 Selwood Housing, redevelopment of garage courtyard, Halifax Road, Bowerhill to provide 2 new bungalows. (Approved on Appeal)

Introduction Mr Paul Walsh, Development Director for Selwood Housing, introduced his two colleagues Mr. Graham Dorrington, BBA Architect and Mr. Mick Latham, Technical Project Officer. He explained Selwood Housing was a “not- for- profit” Housing Association, mainly based in Wiltshire. As the Halifax Road development had a controversial history he was keen to listen to local views re any design matters. Selwood’s track record was good with a delivery of 6 affordable homes in Bradford-on-Avon which had won a Special Award other affordable home projects across Wiltshire. The projects at Westwood and in Broughton Gifford had involved loss of garages and the communities concerned had been very pleased with the outcomes. In Bowerhill itself which was for just two bungalows. 100 bids had already been received which highlighted the desperate need for homes. They would be adapted for special needs and 6 garages would be retained. Of the garages due for demolition, only one was still occupied by a person who had declined to move. At the outline stage, Selwood had offered all those affected other garages in the same area. Some garage users had lived a kilometre away and had just been using the garage for storage. He would shortly be lodging a reserved matters application. Two conditions had to be met: a) Selwood had been asked to provide additional information re scale, appearance and landscaping. Care was being taken to match all materials and the roof with matching build. b) Details of surfacing treatment were required. There would be tarmac extensions in Halifax Road with block paving for parking and fire-fighting equipment. In the southern part of the site, the footpath to Trenchard Way would be extended and there would be an area for emergency vehicles as well as an area for the new bungalows and the houses off Trenchard Way to place rubbish bins. Selwood was not sure whether the bin area should be enclosed at present. It was only for parking bins awaiting collection. The rear access path for adjoining properties would be retained and widened to 2 metres. There would be six parking spaces within the area of

retained garages. Selwood Housing was very aware of the Parish Council concern's about parking and wished to avoid any unnecessary problems. For the housing itself, Selwood was looking to meet Code Level III in terms of high quality insulation and renewal energy provision. Solar panels would be installed and as many renewable materials as possible.

Process of application The Chairman reported that as Bowerhill residents had not heard anything more since a Meeting three years ago, they had hoped the matter was being dropped. Had Selwood Housing made them aware that the development was now going ahead?

Mr Walsh informed that when the reserved matters application was submitted, a statutory consultation would then be carried out. Selwood felt that most of the original concerns had now been met but were happy to be guided by the Parish Council.

It was noted that the blue lines on the drawing delineated property within Selwood ownership

Parking The Chairman reported he was worried that the emergency access at the rear could be blocked by parking. Would people be able to park next to their bungalows?

Mr Walsh replied that this would be impractical as there was no space. There was a need to demark the bin area in some way; possibly with close boarding on three sides.

Mick Latham emphasised the area was only to be used for the day bins were to be emptied. Otherwise they would be stored on the properties.

The Chairman asked where visitors would park if they came by car

Mr Walsh informed they would have to park on the highway. There were only 2 spaces per bungalow and access to the retained garages. There were two garages on the east side.

The Chairman informed that many residents currently had one car in the garage and one outside on the tarmac. Would they still have two spaces at the new garage sites?

Mick Latham emphasised no parking would be allowed on the forecourt.

The Chairman asked if there would be more parking on Halifax Road. The Neighbourhood Policing Team definitely did not want to have any more parking on the main estate roads. There as already an ongoing problem and this issue was to be discussed at a forthcoming residents' meeting.

Mick Latham emphasised that parking would be no worse than it was already. He accepted there could be problems for visitors.

Occupants of Bungalows: Cllr. Coombes asked if the bungalows would be used for elderly persons.

Mr Walsh reported a wide range of people were interested in them. He was working closely with Wiltshire Council. As bungalows rarely came up they would probably be prioritised for disabled people. They were 2 bed properties

New Garages Graham Dorrington emphasised that residents seems to have accepted the new garages and were happy with them. Selwood had aimed to relocate garages as near as possible to the property it served.

The Chairman asked if garages were at Gibson Close.

Mick Latham reported there were three sites; all within walking distance. The mother who had worried about walking back from the garage to home with her children had been given a garage nearby. One resident had been found a garage within his own close.

Social Housing: Cllr. Glover asked for clarification that the units were social housing rather than affordable housing.

Paul Walsh confirmed this was social housing and they were let at 80% of the market rent. Cllr Glover asked if occupants could be selected from those in a 25 mile radius or if the first let could be a person from Bowerhill.

Paul Walsh emphasised Selwood did not have this much control but would consider this request. It was not an exception site and so occupation could not be restricted to those who lived in the village. Selwood always asked if Wiltshire people could occupy their units. At Bradford on Avon 8 of the occupancies had been for local people.

The Chairman emphasised that local people had been upset by the social housing at Chadwick as some had been families who had come from Trowbridge and there had been problems

Mick Latham emphasised it was rare to get anti-social behaviour from those living in bungalows.

Enclosure for bins: Cllr. Millard advised the bins did need to be enclosed on three sides to prevent any damage during high winds

Solar Energy: Cllr Millard asked about the kilowatt strength of the solar panels.

Mick Latham emphasised they would be good value for money. There would be one panel for each bungalow which would provide enough hot waters for showers for a normal family in the morning. It was noted that the drawing wrongly showed PV panels.

Graham Dorrington explained that solar panels were more effective and these would be installed

Community contact Paul Walsh explained a planning application would be submitted in three weeks. The Planning Department would notify residents.

The Chairman asked if residents could contact Selwood Housing direct with any issues.

This was affirmed. Both Paul Walsh and Mick Latham were willing to be contacted direct and would give the Parish Council contact details.

Plan Layout: Cllr. Baines stated that the plan indicated that all properties were on Halifax Road which was incorrect. In the east elevation houses were in Dowding Way, in the north they were in Dowding Way, in the south Trenchard Way and in the west, they were in Trenchard Way on the left and Dowding Way on the right. This was agreed

The Chairman thanked Paul Walsh, Graham Dorrington and Mick Latham for coming and they then left the Meeting.

The Council re-convened.

345/11 **Planning Applications:** The following applications were considered:-

MW11/02787 Land North East of Snowberry Lane, and south of Sandridge Road.
Submission of reserved matters application pursuant to outline permission
W/10/01964/outline for 51 dwellings with associated highway works and landscaping.

MW11/02964 Land North East of Snowberry Lane and south of Sandridge Road

Reserved matters application pursuant to outline permission W.10/01964/outline for 66 dwellings relating to access, appearance, landscaping, layout and scale.

MW100/03229 Land North East of Snowberry Lane and south of Sandridge Road
Reserved matters application pursuant to outline permission W/10/01964 for 56 dwellings relating to access, appearance, landscaping, layout and scale.

Comments: *The Parish Council supports the above three planning applications, subject to prior points made by my Council being taken into account, together with the following amendments:-*

- a) There needs to be a 20mph speed limit on all the minor estate roads.*
- b) The Parish Council wish to see more trees and landscaping in public communal areas. While some landscaping is shown within private gardens, there is nothing to stop occupants from removing trees or shrubs. These areas need to appear less urban and greener in keeping with development linking into a rural parish.*
- c) For MW10/ 03229, there also needs to be thick landscaping along both sides of the major distributor road to block traffic sound both within the new development and for those on the south side who will otherwise hear a constant road of traffic. As you may be aware the distributor road will be used as the main Melksham Eastern Bypass. The original Development Brief Working Party which included representatives from both Melksham town and the parish agreed that thick bunding would be put in place to alleviate traffic sound pollution.*
- d) MW10/03229 also omits to show the planned Pedestrian Crossing over distributor road, as agreed in the Development Brief. This is an extremely important crossing to enable Footpath 18 to continue from south to north across the site. Currently talks are taking place with a view to providing a back entrance from the new Melksham Oak School to the new development, using this footpath. Thus a Pedestrian Crossing over the distributor road along the alignment of Footpath 18 is most important. See attached section of Illustrative Masterplan Sept 2004.*
- e) Please ensure environmentally friendly down- lighting is used*

MW11/02987 14 Lysander Road, Bowerhill, Wilts SN12 6SP.

Proposed change of use from tool/small plant hire to car servicing, repairs and valeting.

Comments:- *The Council OBJECTS that there is not enough off-street parking to cover the proposed use of car servicing, repairs and valeting. There is already a problem with a lack of parking on the industrial estate leading to cars parking on residential streets during the day. For the proposed uses, clients will drop off cars in the morning and collect in the evening.*

MW/11/03050 Mr & Mrs Evans, 14 Shaw Hill, SN12 8ET Proposed annex, porch, dining room & conservatory extensions (Planning Officer Phillip Baker asked for further comments)

Comments: *The Parish Council reiterates concerns that the proposed extensions are far too large for the existing house and spoil the architectural integrity of the original attractive design. The roof pitches need to adjusted to be in keeping with the existing roof.*

W/11/03286 Mr Dicks, Middle Farm, Westland Lane, Whitley, SN12 7QQ Change of use for siting of 5 holiday caravans on field south and adjacent to middle of farm. It was noted that the letter received re the need for flood alleviation works was unrelated to this planning application.

Comments:- The Council have no objection to this application subject to current hedges and fruit trees being retained where possible and there being adequate mature landscaping to ensure caravans are adequately screened

W/11.03271 Mr & Mrs Minshall, 21 Blenheim Park, Bowerhill, SN12 6TA Proposed conversion of double detached garage to an annexe including two storey extension and new timber shed.

Comments:- No objection subject to the extension remaining as an annex to the main house and not being sold off as a separate dwelling.

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

W/11/03072 Proposed side extension linking Unit 3 & 2 Pegasus Way

MW11/03163 Mr & Mrs Williams, 489 Kays Cottage, Semington Rd. Proposed change of use of approx 320m² of agricultural land from agricultural to domestic garden.

346/11

Planning Correspondence:-

(a) Notification of Planning Appeal MW11/02436 Sahara Sandpit, Sandridge Hill, Sandridge Common. Re importation, processing, handling and storage of inert materials and retention of weighbridge and ancillary activities and facilities. The Clerk informed that a Letter had been sent to Planning Inspectorate stating MWPC had no objection to this application. This was noted.

(b) Core Strategy - Email from Patrick Kinnersly, White Horse Alliance to enclose Minutes of their last meeting 20th October 2011 and to inform that a further meeting was to be held the following day (10th January 2012) This was noted.

(c) Swingers Club, Avonside Enterprise Park; A petition and letters of concern were received. It was noted that the Club was situated in the Town parish and the Town Council was seeking clarification regarding planning consent.

Resolved: The Council reply to acknowledge this correspondence and to inform that this was primarily a town parish issue.

(d) Lack of Lorry parking facilities at Hampton Park - Letter from Denny Jones, Site Manager, Great Bear Distribution to express concern regarding HGV parking on the Hampton Park Estate and the resulting problems of litter and use of the area as a toilet. Denny Jones emphasised that these problems had arisen due to the closure of the lorry park in King Street which meant there was a lack of any suitable HGV parking in the area. The Chairman informed that he had explained to Denny Jones, that this was an Area Board Decision, and disappointingly the Board did not recognise this as an urgent

issue. The Parish Council had protested that closure of the town Lorry Park would create problems in the parish and this was exactly what had happened. He went on to say, Cllr. Jonathan Seed had stated it was not an urgent issue. It was noted that PCSO Janet Gould had also raised the matter and requested action. Following discussion it was agreed that the Parish Council would write to Wiltshire Council Cabinet to express their continuing concern and to enclose a copy of Mr Jones' letter and the Council would also advise Denny Jones to raise the matter again direct with the Area Board as an urgent issue.

Resolved: *The Council write to Wiltshire Council Cabinet and copy their letter to the Police and to the Environment Agency. 2. The Council advise Denny Jones to raise the issue as an urgent item with Melksham Area Board.*

(e) NHS Litigation Authority – Appeal re new pharmacy at Leekes – papers from hearing. These papers were noted.

(f) NHS Wiltshire – Pharmaceutical Services – Practice Amalgamation of Health Centre, Bradford on Avon and St Margaret's Surgery (dispenses to Whitley) it was noted that permission had been granted both for dispensation to additional areas and premises approval.

(g) Flooding problems at 209 Corsham Road, Whitley: A further letter was received from the owners of 209 Whitley to express grave concern that in early January they again had to pump surface water out of the culvert by night to avoid their home being flooded storm water and works which Tim Bray of Wiltshire Council had recommended to be done by nearby neighbours had not yet been carried out. Cllr. Baines explained that drainage for this site needed to be taken up directly with Wiltshire Council's Danny Everett.

Resolved: *1. The Council contact Danny Everett and forward correspondence to him.
2. The Council let the residents know that the matter had been forwarded to Danny Everett.*

The Chair thanked everyone for coming.

Meeting closed at 8.15 p.m

23rd January, 2012.