

MINUTES of a Planning Committee Meeting of Melksham Without Parish Council held on Monday 11th March 2013 at Crown Chambers, Melksham at 7.00 p.m.

Present: Cllr. Mike Mills (Chairman); Rolf Brindle; John Glover; Don Millard and Richard Wood.

Apologies: Cllrs. Gregory Coombes and Mike Sankey

NB: Cllr. Alan Baines did not attend because he did not receive his Agenda and planning papers until after the meeting had taken place; 7 days after postage

426/12 **Declarations of Interest:** Cllr Glover declared an interest in PA W12 00301 as he lived next door to the applicant. Cllr. Millard declared an interest in PA W13 00296 as an acquaintance of the applicant and also declared an interest in the Council trailer when this was discussed.

427/12 **Planning applications:** The Planning Committee reviewed the following planning applications:

W13 00288 Shaw Pet Centre, Bath Road, Shaw Proposed new detached dwelling to replace existing accommodation block and new kennels to replace existing garage building.

Councillors noted that this development was outside the Shaw Village Policy Limit as detailed in the current Local Development Framework (June 2004). As it was unclear whether the application was linked to the business and whether the new detached dwelling was intended for staff accommodation, the Committee agreed that the application be deferred until the above matters had been clarified with the Wiltshire Council Planning Department

Resolved: *This application be deferred and the Council ask Wiltshire Council Planning Department to clarify the above matters.*

W13 00301 D. Lloyd, 16 Wellington Drive, Bowerhill SN12 6QW Retrospective application for siting of garden shed.

The Planning Committee considered an email from occupants of a neighbouring property to object to the shed application on grounds of noise and disturbance and to request a noise and lighting restriction if the application was permitted. It was agreed to forward a copy of this email to the Planning Department.

Comments: *The Council has no objections to the shed (which is really used as a games room) but there are objections to the security lighting erected on the shed which is aimed in an upwards direction and towards neighbouring properties. The Parish Council has received a complaint about existing noise levels and there needs to be a condition to prevent noise from the games room becoming a nuisance to other residents in the future. Please see attached letter of complaint from a neighbouring resident.*

There were no objections to the following planning applications:

W13 00523 Unit 5 Church Farm, Bath Road, Shaw. To replace extant planning permission W10/02320 in order to extend time limit for implementation (Replacement garage workshop and associated works)

W13 00280 Williams, 350 Snarlton Lane SN12 7QW Proposed two storey and single storey side extension (Minor amendment to use clay rather than concrete for proposed roof tiles drawing 1537/08A)

W13 00231 Cook, 6 Belvedere Road, Melksham SN12 6AJ Proposed single storey dayroom extension

W13 00296 Mr N. Keen, 23 and 24 Beanacre. Proposal to demolish single storey rear extension and replace with two storey extensions.

428/12 **Planning Correspondence**

a) **Core Strategy Inquiry:** The Clerk sought clarification on whether the Council wished to attend the forthcoming Inquiry to speak on all the points that had already been submitted for the draft Core Strategy. It was noted that requests to attend Inquiry sessions had to be formally submitted by Thursday 21st March and any further written submissions made by Tuesday 2nd April. The Chairman reported that the Bowerhill Residents Association wished to make further comments re the inclusion of Bowerhill with the town. Cllr. Brindle referred to the need for the historic setting of The Spa to be protected from any more development. Cllr. Wood queried the status of Berryfield. It was noted that in the draft Core Strategy Pre-Submission Document an amendment had been made to designate Berryfield as a Large Village

***Resolved:** The Council reply to the Inquiry Programme Officer Ian Kemp to confirm the Parish Council wished to be represented at the Melksham Community Strategy Session on 18th June and also wished to reserve the right to attend the other sessions where the Council had submitted comments.*

b) **Aggregate Minerals Site Allocations report:** The Committee noted that the Inspector's Report on the Examination into these allocations had been received and the Report concluded that inclusive of modifications, the Local Plan was sound and should be adopted as soon as possible. Wiltshire Council proposed to adopt the Plan on 14th May. There was discussion as to whether the allocation of the Compton Bassett site would result in an increase in traffic on A3102 and the new distributor road east of Melksham. It was agreed to take up these concerns with Wiltshire Council.

***Resolved:** The Council ascertain from Wiltshire Council what the traffic impact was likely to be.*

c) **Sale of Council Trailer:** Several enquiries had been made re the possible sale of the Council trailer. It was agreed the trailer should be sold for £350

or nearest offer and all interested parties be invited to submit offers by Monday 18th March.

Recommended: *The Council inform all interested parties that the trailer was up for sale for £350 or nearest offer and invited them to submit their best price.*

- d) **W12 002298 Herman Miller Development:** It was noted that this planning application was being considered by Wiltshire Council's Strategic Planning Committee on 13th March. The Parish Council's comments re the need for the basketball court to be sited further north, for a larger window in the north wall of the Pavilion and better placed disabled parking had been included in the revised plans. However there was concern that the Planning Officer's Report on this application contained a number of misleading statements and errors. There was also concern that while Wiltshire Council was still in negotiation re a commuted sum to be paid in lieu of the loss of the running track facility, the amount was unknown and thus it was impossible to ascertain whether the sum was sufficient to provide the same value in terms of replacement land or facilities. There was also concern about parking issues in relation to the new Pavilion and the scanty amount of car parking being provided by Herman Miller. Councillors emphasised that parking for the new Pavilion was barely sufficient for its needs and could not be relied upon to alleviate general parking problems on the Industrial Estate, as implied. There was also concern that while "high-tech" low energy design features were being applied to the new Herman Miller buildings, these did not appear to apply to the new Pavilion building. The Report also gave the impression that the new Pavilion had to be built on exactly the same footprint which was incorrect. It was agreed to make members of the Strategic Planning Committee aware of concerns and to ask Cllr. Baines if he was able to attend this Committee and speak on the Council's behalf.

Resolved: *A further letter be sent by email to Members of the Strategic Planning Committee to rectify errors in the Planning Officer's Report (See letter attached to these Minutes).*

- e) **Kelly's Lamp on edge of Herman Miller development:** A location map for this lamp had been forwarded to Damien Holdstock and he had replied to confirm Herman Miller was considering the Council's request and would be in touch. Cllr.Brindle reported that this old concrete Lamp was stable although the top was breaking up and needed remedial work.
- f) **W 12 02072 Solar Farm, Broughton Gifford:** The Council noted an email from Aardvark to inform that revised plans were being sent.
- g) **Fly-posting on roads in and around Melksham:** The Committee noted a copy letter (by email) from Mr. Geoff Carr to Wiltshire Council to request action to remove all the fly-posting around Melksham that had reached epidemic proportions and to give details of current fly-posting by housing developers in both the parishes of Melksham Town and Melksham Without. It was agreed to write in support of Mr Carr's letter to Wiltshire Council.

Resolved: *The Parish Council take up this issue and ask Wiltshire Council to remove all the signs and advertisements etc that had been put up without their permission.*

h) Name for Bowerhill Link Road: The Committee noted an email from Cllr. Sankey to suggest that this road be named after Flight Sergeant Norman Jackson VC or Spitfire Pilot Ian Duncan Smith. Cllr. Glover reported that he believed the existing name “Portal” was related to a notable RAF person. It was agreed to check this out.

i) Wiltshire Wildlife Trust Community Orchard Scheme: Details of a new WWT Scheme were received. This enabled members of the public to plant a memory tree in return for making a donation to WWT. Gary Lamont of WWT was seeking Council permission for an apple tree in memory of a loved one to be planted at the new Briansfield Allotment site. It was noted that Briansfield Allotments were not open to the public as the Allotment Tenant ‘s Agreement stipulated that tenants using the car park should ensure it was kept closed.

Resolved: *The Council reply to give permission for the apple tree to be planted at Briansfield Allotments however access would only be available when allotment tenants were on site.*

429/12 **NALC Star Letter from Clerk – Kindle Award:** The Committee noted that the Clerk had won a Kindle for a copy letter sent to NALC that was published in the Spring issue of the “LCR” magazine. Members passed on their congratulations.

Meeting closed 8.35pm

Chairman, 18th March 2013