

**MINUTES of a Planning Committee Meeting of Melksham Without Parish Council held on Monday 4<sup>th</sup> February 2013 at Crown Chambers, 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 and the Clerk who was unable to attend due to illness.

395/12 **Declarations of Interest:** None received

396/12 **Public Participation:** No matters were raised

397/12 **PA W12 02298 Herman Miller Development, Portal Road, Bowerhill:** The Planning Committee reviewed comments made at the last Council Meeting held on 21<sup>st</sup> January together with comments which had since been made by individual councillors and listed by the Clerk

*Resolved: The following comments be submitted to Wiltshire Council*

**W12 02298 Erection of a manufacturing and storage facility, with ancillary offices and plant and associated infrastructure including a new vehicular access from Portal Road, HGV parking, car parking, motorcycle and cycle parking, landscaping and associated works, extension of the existing Portal Road to connect to the roundabout with Westinghouse Way demolition of existing Pavilion and erection of replacement Pavilion off Westinghouse Way and associated works**

**Comments:-**

*In principle, Melksham Without Parish Council has no objections to this planning application and welcome wholeheartedly this development in the Parish with its clear economic benefits to the residents of Melksham Without.*

*The Parish Council has made comments on various aspects of the application as follows:*

### ***Replacement Sports Pavilion***

**Comments:-**

- 1. The Council is happy to accept the proposed change to the internal changing rooms (as per the drawing provided) to allow the removal of one hand basin to ensure that the "team talks" are able to take place with the captain/coach able to see all players.*
- 2. The Council and users of the Sports Pavilion wish to see the Disabled "blue badge" parking spaces to be allocated to the parking spaces that are closer to the Pavilion, for ease of use.*
- 3. The Council would like to see the Basketball Court built further north to allow space for future possible expansion to a full size court. The court needs to be located so that it does not affect the position of the adjacent football pitch and to give at least 5 metres for the Sports Pavilion to be extended in the future.*
- 4. Please include litter bins at either end of the Pavilion.*

5. *The window on the north side elevation needs to be made bigger; or two windows installed to make the most of the views of the playing field*
6. *Please inform what the intended finish to the inside of the building will be. If the intention is to leave bare brick walls, then they need to be painted a warm white or cream colour. It is noted that the different changing rooms are identified with coloured doors and numbers which is a most attractive design feature.*
7. *Please provide for TV, laptop and broadband connection in the Pavilion*
8. *A boot cleaning area and equipment needs to be installed outside Pavilion – as requested by Sports England and FA. Please would you also provide external seats between the doors.*
9. *Please provide security grilles on all windows as per existing Pavilion*
10. *Please fit an alarm system.*
11. *The Parish Council is keen to have more details about the heating and hot water systems. The Parish Council wish to have the cheapest energy source installed for the future. The Council is also keen to make use of solar panels or PV panels on the roof. (It is noted that the roof faces east/west).*
12. *Please ensure the following conditions are met as regards protection of pipes and tanks in cold weather to comply with the Parish Council's insurance requirements:-*
  - a) *All pipes and tanks in roof spaces and other void or unheated areas must be suitably lagged.*
  - b) *Thermostatically controlled heating systems must be permanently on and set at a minimum temperature of 4 degrees centigrade.*
  - c) *The location of the main stop valves must be clearly identified and indicate the direction of off/on”*

***NB Failure to meet these conditions would nullify the Parish Council insurance cover on the building which states as follows:- “If in relation to any claim for Damage caused by the escape of water from any tank, apparatus or pipe to the Property insured during the period 1<sup>st</sup> October to 31<sup>st</sup> March in respect of any building not physically occupied and used in its normal capacity on a weekly basis AND you have failed to fulfil any of the following conditions, you will lose Your right to indemnity or payment for that claim.***
13. *Please note there is a current funding application Parish Council with the Football Association to provide floodlights on the Sports Field with the added provision of free Wifi for the Pavilion. Please would you advise whether planning permission is required for these proposed floodlights, and if so, please may this be incorporated into this planning application.*

## ***Comments on Sport England Response***

***Herman Miller - Pavilion design – response from Sports England:*** The Council notes the response from Sport England to the development which is in two parts, as follows:

***a) Impact upon Bowerhill playing field and new Pavilion:*** Sport England has referred the proposals to the Football Association who fully supports the provision of the new Pavilion at its new location but has requested that the layout be improved to make changing rooms more team friendly and features be added to help site management; e.g. boot-cleaning areas. Herman Miller responded by removing one hand basin per changing room so that the team coach could be directly visible from all changing spaces, and providing a sheltered boot cleaning area. These amendments have since been approved by the FA and the Parish Council

*In order to ensure the replacement Pavilion, car and cycle parking and basketball court is delivered, Sport England had requested the following condition be attached to the planning permission:*

*No development shall commence until details for the phasing of the development, including the provision of the new sports pavilion, car and cycle parking and basketball court have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The details shall ensure that the sporting use of the existing Pavilion and basketball court are not lost until the replacement Pavilion is provided*

***Please would you ensure as a Planning Department that the Parish Council too is made aware of the details of the phasing of the development.***

*It is noted that as the FA has raised comments in relation to the replacement Pavilion; the following planning condition should also be attached to the decision notice:*

*No development shall commence until details of the design and layout of the new Sports Pavilion have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The Sports Pavilion shall not be constructed other than substantially in accordance with the approved details.*

*The applicant is also advised that the design and layout of the new Pavilion needed to comply with the FA Technical Design Guidance and contact should be made with the FA Regional Development Manager [Simon.Wood@thefa.com](mailto:Simon.Wood@thefa.com). The Parish Council welcomes these safeguards.*

***b) Loss of Christie Miller Sports Ground:*** The Council notes that Sport England did not wish to raise an objection because it was noted that replacement provision was to be secured through a commuted sum whereby Wiltshire Council would bring forward new sports facilities planned at Woolmore Farm, Melksham of two senior sports pitches. The appropriate contribution would be in line with Sport England Cost Guidance and include an allowance for maintenance. The proposed commuted sum, subject to agreement with Wiltshire Council would be secured through an appropriate legal agreement. If the above conditions were not met then Sport England would make a statutory objection to the

application. The Parish Council feels the new sports facilities should either be at Woolmore Farm or in the immediate vicinity.

### **Transport Assessment:**

The Parish Council is concerned that the Transport Assessment contains a number of inaccuracies and misinformation as follows:

**Page 8, Summary of PIA Data:** This list excludes the fatality of a man killed while crossing the new A350 Diversion from Shailes Lane. This led to the Shailes Lane crossing being blocked off

**Page 12 3.5.1.** This clause is incorrect. There has not been a staffed ticket office at Melksham Station since the 1960s.

**Page 13: 3.5.2 .** Please delete “ The 271, 272 and X72 bus services provide a direct service to Melksham Railway Station.” because this is incorrect. No buses go directly into the station but pass by along A365. However the bus stop is quite a walk, given pedestrians would either have to use the underpass from the Weavers Cottages stop (X34 or 234 services) to get to the station or using the 271, 272, use/cross over a very busy dangerous road. The impression is given that Melksham Railway Station is a viable mode of transport but, given the timing of the trains, and working shifts, it is highly unlikely the railway could serve this development. The railway station anyway is quite some distance from Bowerhill; too far for workers to walk.

3.6.2. The impression is given that new jobs will be created at the beginning. However at the start no new jobs will be created although there may be some later on. Current staff will come from Bath and Chippenham

**Page 17 4.2.5.** This clause states that the parking standard based on the overall floor area of 16,715sm will result in a need for 334 car parking spaces. However 4.2.7. seems to then contradict this by stating that modal car share in the Melksham Without parish (There is no such thing as a Melksham Without ward!) is 77.9% and therefore 200 car spaces would be adequate. The Parish Council feels 200 would be insufficient and it would be wiser to provide a number closer to 334. The 77.9% figure should not be used since staff are coming from Bath and Chippenham. It is incorrect to state that the level of parking proposed by Wiltshire Council’s policy significantly over-estimates car parking demand. The opposite is true as there is a major shortage of car parking spaces on the Bowerhill Industrial estate leading to workers continually parking in the residential area much to the annoyance of residents.

**4.3. Pavilion.** The information re the required number of car spaces is incorrect. Since the new pavilion will cater for four teams maximum, the number of car parking need to meet the same requirement; i.e. four teams; 3 adult pitches and 2 mini pitches. At times all the pitches are in use and this needs to be recognised.

### **Travel Plan**

The Travel Plan makes no mention of Herman Miller putting on a coach from Bath and Chippenham to bring in their current staff to Bowerhill. This is an obvious requirement and worked well for Knorr Bremse when that company moved to Bowerhill. To have a coach would significantly cut down to number of extra private car journeys needed to go to/from Bowerhill.

3.3.2 Line 5 Delete “Central refuse area”, Insert “Central refuge area”.

3.3.2. There is a reference to the footway continuing along A350 north. This does not go very far. It would be useful to show all the pedestrian accesses and cycleways on a map.

3.3.4. *The impression is given that there is an extensive network of pedestrian routes for staff to access local train and bus services. As previously mentioned, the railway station is too far away for pedestrian access. One would have to go by car or bus.*

3.4.4. *Line 5. Delete “East”, insert “west.*

3.5. **Bus Services – Table 1** *This table is incorrect and only shows some services. There is no such place as Tasterton, presumably Easterton is meant. The times for 271/272 are incorrect. For Mon-Fri, and Saturday, the late service runs at 2400. Please could the routes for 234 and X34 be checked and added in*

*3.5.2 is incorrect.*

3.6. **Rail Service Provision** *3.6.1. is incorrect. There is no staffed ticket office.*

*3.6.2. The 271, 272 and X72 do not provide a direct service into the Railway Station forecourt. The bus stops are a fair walk away*

*3.7.3. Line 2 Delete 27.5.8% , Insert 27.5%*

*3.7. 9. There is no Melksham Without ward. Insert “and Melksham Town” at the end of this paragraph.*

*Page 20 **Car Park Management:** The Parish Council strongly object to site parking charges or the introduction of eligibility criteria for permits, as workers would just move to park free on the residential estate instead.*

*The map of Travel routes (David Tucker – Figure 2) show erroneous routes for 271, 272 and X72 between The Spa and Caravan Park. These routes do not use this stretch of road. Conversely the Trowbridge bus goes to Berryfield. This is not shown.*

### ***Reptile Mitigation Strategy***

*Page 8 , 4.4.1 : My Council is unhappy at the description n of the Pavilion as “boarded up” as it gives the impression it is derelict. It does have proper security shutters and is used very regularly as football changing rooms and for youth activities.*

### ***New Link Road,***

*The Council welcomes the provision of cycleways being provided along both sides of the Link Road. There needs to be a cycle crossing at both ends of Portal Road.*

*In summary, please would you keep the Parish Council informed of any amended plans as/when they occur.*

398/12 **Other planning applications:** The Planning Committee considered the following planning applications:

**W13/00039** 34 Lysander Road, Bowerhill Industrial Estate SN12 6SP.

Proposal for 2 x non-illuminated fascia signs and 1 x internally illuminated fascia sign advertising own business.

**Comments:** *The Council has no objection to this planning application, but please, would request that the illuminated sign be turned off at midnight.*

**W13/ 00062** Mrs Katherine Appleton, 47 Westlands Lane, Beanacre, SN12 7QE

Application for a new planning permission to replace extant planning permission W/09/02599/Ful in order to extend the time limit for implementation (erection of first floor extension above existing single storey extension at the rear of the property).

**Comment:** *No objection*

**Planning Correspondence:**

- (i) **Lorry Park:- Requirement for Lorry Park for Bowerhill.** There was discussion on how the continuing problems with lorries parking on the Industrial Estate, should be addressed. Cllr. Brindle proposed yellow lines be placed either side of Portal Road. Cllr. Sankey had emailed to suggest a lorry lay by alongside Portal Road would be a good solution. The Chair reported that Cllr While had assured him that Wiltshire Council were seeking to address this problem as numerous complaints were being received.  
*Recommended: The council advise all complainants to address their concerns regarding the lorry parking direct to the Melksham Area Board.*
- (ii) **W12 02014 Wiltshire School of Gymnastics:** The Planning Committee noted the Planning Decision with conditions: This application had been granted under delegated powers and the Clerk had written to the Principal Planning Officer in accordance with Min.. 377/12 of the last Council Meeting of 21<sup>st</sup> January, to query what action Wiltshire Council was taking as a result of the Council's objections and concerns. Following discussion, it was agreed this email accurately reflected the Council's concerns.
- (iii) **Wiltshire Councillors' Briefing Note 132:** The Planning Committee noted a Briefing Note giving details of changes in planning rules to allow change of use of some offices to residential. Subject to a "prior approval" process whereby an authority could object on grounds of significant transport and highway impacts, or on grounds of development in safety hazard zones, change of use would be permitted from B1(a) offices (excluding banks building societies, estate and employment services (professional services and betting offices) to C3 residential use; (excluding any form of institutional/hotel/nursing home residential use) For related physical development, a planning application would still be required.
- (iv) **Home extensions – planning relaxations:** The Planning Committee noted a paper regarding a planning relaxation in unprotected areas for 3 years to enable the maximum length of a single-storey extension built without planning permission to be doubled from 3 to 6 metres. For detached houses, the new limit would increase from 4 to 8 metres. This change had led to the Communities and Local Government Committee warning that there would be more confusion and neighbour disputes.
- (iv) **Cash Incentives for Planning:** The Planning Committee noted a paper from Wiltshire Cllr. Roy While to inform that a cash incentive of 25% of revenue from the Community Infrastructure Levy for new development in their area, would be paid directly to local councils who had drawn up a Neighbourhood Plan. Neighbourhoods without a Plan would only receive a capped 15% levy. The Government had also invested £160 million to deal with the 250,000 homes empty for more than 6 months. Councillors emphasised the need for local councils to ensure they received the money direct rather than it being channelled through Area Boards.
- (v) **Wiltshire Core Strategy Examination:** The Committee noted that a Pre-Hearing Meeting was to be held on Thursday 28<sup>th</sup> February at Trowbridge Civic Centre.

The Council was invited to come and the Programme Officer Ian Kemp, requested a reply to confirm whether a representative would attend.

(vi) **Planning Appeal for W12 01447 Land north of Upper Beanacre House**

An Appeal notification was received for change of use of an agricultural paddock to domestic garden. It was agreed that as the Council had made no objection to the application, no comments re the Appeal would be submitted.

***Resolved:** The Council inform the Planning Inspectorate that it had no objections.*

400/12 **Council Dates for 2013/14:** A draft list of meeting dates for the next Council year was presented. It was noted that the first date for the Annual Council 2013, needed to be amended to 20<sup>th</sup> May. These dates would be an Agenda item for approval at the 18<sup>th</sup> February Council Meeting

Meeting closed at 8.45 p.m.

Chairman, 18<sup>th</sup> February 2013