

**MINUTES of the Planning Committee of Melksham Without Parish Council
held on Monday 14th July 2014 at Crown Chambers at 7.00pm**

Present: Cllrs. Alan Baines, Rolf Brindle, Gregory Coombes, Paul Carter, Jan Chivers.

Cllrs. Terry Chivers and Mike Mills as observers.

Apologies: Cllrs. Richard Wood (Chair). John Glover (Vice-chair) and Steve Petty.
Cllr. Sankey arrived at the meeting late.

In the absence of both Chair and Vice-Chair, The Clerk asked for nominations for the Chair. **Resolved:** *It was unanimously voted that Cllr Baines chair the meeting.*

- 125/14 **Declarations of Interest:** Cllrs. J. Chivers and T. Chivers declared an interest in W14/06177/FUL Planning application for Eden Grove as Cllr. J. Chivers worked for Selwood Housing and both Cllrs J. Chivers and T Chivers lived in Eden Grove. Both Councillors left the room when the planning application was discussed in closed session.

The Committee agreed to suspend Standing Orders for a period of public participation

- 126/14 Mick Latham from Selwood Housing discussed W14/06177/FUL, the demolition and rebuild of 4 dwellings in Eden Grove, Whitley following a fire. He reported that the only slight amendment to the plans from those explained previously by his colleague, Paul Walsh, was that Selwood intended to enlarge an existing disabled parking space on an adjoining property that was not part of the proposed development. He also confirmed that the new properties would have 2 parking spaces per unit, and that the two stairwell windows which were located in the ends of the terrace would be obscured glass. He anticipated that the build would take approximately 6 months and they hoped to have them completed by mid April 2015.

The Council re-convened.

- 127/14 **Planning Applications:** **Resolved:** *The Committee reviewed the following planning applications and made the following comments:*
- a) **W14/06177/FUL 29 – 32 Eden Grove, Whitley, Melksham, Wiltshire.** Construction of four dwellings. Applicant: Selwood Housing.
Comment: *The Council welcomes this application which is in keeping with the other properties and the additional alteration of an adjacent disabled parking space.*
 - b) **W14/06138/FUL Gompels Healthcare Ltd, 1 Swift Way, Bowerhill, Melksham, Wiltshire. SN12 6GX.** Extension to general industrial building (B2) to form warehouse and offices. Applicant: Gompels Healthcare Ltd.
The Committee noted a letter of objection from a resident.
Comment: *The Council have no objections, but as residents of Duxford Close lost their TV signal when the previous extension was built recommend that should residents lose their TV signal again that Gompels address this issue. Also the Council would*

recommend a grey/blue neutral colour as the previous extension was a bright white colour which did not blend in with the surroundings.

- c) **W14/05698/FUL Land North of, 16 Berryfield Park, Melksham, Wiltshire. SN12 6ED** Proposed new dwelling. Applicant: Mr. David Gibbon
Comment: The Council OBJECTS to this application as the proposed dwelling would lie within the path of the proposed canal route and as such should be subject to the same planning criteria as W14/05206/OUT (Permanent village hall to replace existing portacabin), namely "The proposed replacement building would be located directly on the safeguarded route of the Wilts and Berks canal as highlighted on the Core Strategy policies map". In addition the Council have concerns over the lack of detail in the highways report submitted 08.07.14 by Wiltshire Council Highways as the road is due to be closed off if the Wilts and Berks canal application goes through. The report submitted by Highways does not recognise the canal application and its implication to this development if the road is closed, in that when the road is permanently blocked then the only access to this site would be up a one way lane against the current direction of flow. There is also currently no other driveways along this lane so this development would set a precedent.
- d) **W14/06002/FUL 394, The Spa, Melksham, Wiltshire. SN12 6QL.** Renewal of application W05/00571/FUL for the erection of two storey extension. Applicant: Mr. John Fowler
Comments: The Council have no objections, however they question why this is a renewal of an application from 2005 when planning applications are only valid for 3 years, and now understand that legislation has changed and that renewals were no longer permitted.
- e) **W14/06057/ADV Advertisement Consent at junction A365 and Redstocks SN12 6RG.** One plate and post sign (retrospective) and one new plate and post sign.
Applicant: Mr. N Player
Comments: The Council have no objections.
- f) **W14/06095/TPO 64, Shaw Hill, Shaw, Melksham. SN12 8EX.** Work to TPO trees.
Applicant: Mr. Paul Drage
Comments: The Council have no objections.
- g) **W14/06180/FUL Little Bowerhill Farm, Bowerhill Lane, Melksham, Wiltshire. SN12 6RA.** Erection of straw barn. Applicant: Mr. E Bodman
Comments: The Council have no objections.
- h) **W14/02265/FUL 488, Semington Road, Melksham, Wiltshire. SN12 6DR.**
Demolition of existing detached garage and construction of new detached annex.
Applicant: Mr. & Mrs. J Brooks
Comments: The Council have no objections, and wish to re-iterate the comments they made on 25th March 2014 in that this should remain an annex to the main dwelling and not be sold as a separate dwelling in the future.

- i) **W14/01962/VAR Land West of Norrington Lane, Norrington Common, Broughton Gifford, SN12 8LR.** Minor material amendment to planning permission W12/02072/FUL to facilitate CCTV and revised access track. Applicant: Mr. Steve Rademaker

Comments: The Council have no further comments and could see no change in the planning application from when they were previously advised of amended drawings on the 30th June.

(Cllr Sankey joined the meeting).

- j) **W10/00248/ENF-M Tanhouse farm, Redstocks, Seend, Devizes. SN12 6RF.**

Notification of an appeal against the planning enforcement notice.

Comments: The Council noted this notification.

- k) **W13/06739/FUL Land East and North of Melksham Oak Community School.**

Provision of new football and rugby facilities, including changing rooms, clubhouse and football stadium, together with 11 other football pitches, 4 rugby pitches, car parking, new access road and junction.

Comments: Further to the comments previously made on this application the Council welcomes the revision to show a right hand turn lane and a pedestrian crossing but are concerned that the crossing is not on the line of the public right of way that the public use. (They also note that the drawing is titled Thyme Road Right Turn Lane but Thyme Road is a residential cul-de-sac, the distributor road from Snarlton Lane through to Snowberry Lane is called Snowberry Lane and not Thyme Road.)

The Committee noted that this application was to be considered by the Wiltshire Council Strategic Planning Committee on Wednesday 16th July at County Hall at 10.30am. **Resolved:** *The Council forward their additional comments on this application to the Case Officer and Strategic Committee members.*

128/14

Planning Consultations:

The Committee reviewed the following consultations:

- a) **Wiltshire Council Gypsy & Traveller needs Assessment 2014 – Consultation with Parish councils.** *Recommendation: The Council complete the questionnaire under the only applicable question (4d)) with details of occurrences of temporary stopping by travelers in the Parish.*
- b) **Submission of the Wiltshire Community Infrastructure Levy (CIL)- Draft charging schedule and consultation on proposed modifications.** The Committee noted these documents.
- c) **Rural Housing Policy Review Questionnaire: Recommendation:** *The Clerk fill in the questionnaire with details of how the Council were supportive of affordable housing for local people. The Clerk to find out any information on why previous interest in affordable housing in Whitley was not followed through by the potential developer.*

129/14

Media Coverage on Planning Issues

The Council noted the following:

- a) "Planning for Britain's rural future": Rural Services Network article.
- b) "High Court quashes Eric Pickles' decision to block solar farm".
- c) "Solar Power – Assessing the cumulative visual impact of large scale ground mounted solar arrays": CPRE newsletter article.
- d) "Build houses on our unloved green belt says architects": report by RIBA (Royal Institute of British Architects).

130/14

Confirmation of Council Comments on:

W14/05482/FUL – Single storey rear sun lounge extension 5 Skylark Road, Melksham.

SN12 7FP. Applicant: Miss G Bodenham.

Comment: *The Council does not object but does express concerns over the loss of light amenity to the neighbouring property, No. 3, Skylark Road and that this application will create a precedent for similar proposals. They also have serious concerns over the fact that no site notification was displayed and neighbours consulted.*

A resident had made a complaint to the Clerk and Planning Officer that the above comment was not what the Council had actually agreed at the planning meeting held on the 23rd June, 2014 at Christie Miller Sports Centre. The Clerk sought confirmation that her notes and the comments subsequently made on this application to Wiltshire Council were accurate and a true record of the Council's decision.

Recommended: *The Council confirmed that the Clerk's notes were accurate and that the vote taken was for the proposal as written in the comments sent to Wiltshire Council. It was unanimously agreed that the comments be resubmitted to Wiltshire Council as a true record of the Council's view on this application.*

(Cllr Coombes left the meeting at 8.40pm).

131/14

Bowerhill Sports Field:

The Council considered a request from a member of the public to hold a private party on the field, including the hire of a bouncy castle.

Recommended: *The member of the public was permitted to use the field free of charge on the following grounds:*

- 1) *The Council will not be liable for any loss or injury caused by the bouncy castle, which includes members of the public as well as those attending the party.*
- 2) *No member of the public can be excluded.*
- 3) *The party does not take place on any of the designated pitches.*
- 4) *All litter is cleared up and the field is left as it was found.*
- 5) *The member of the public or the bouncy castle hirer supplies a copy of their public liability insurance and that it covers all eventualities.*

Meeting closed at 8.55pm

Chairman, 21st July, 2014