

**MINUTES of the Planning Committee of Melksham Without Parish Council
held on Monday 1st September 2014 at Christie Miller Sports Centre**

Present: Cllrs. Richard Wood (Chair), John Glover (Vice-chair), Alan Baines, Rolf Brindle, Steve Petty, Mike Sankey, Paul Carter, Jan Chivers.

Cllr. Terry Chivers as an observer.

Apologies: Cllr. Gregory Coombes.

184/14 **Declarations of Interest:**

Cllrs. Wood and Petty declared an interest in the Outline application for up to 170 dwellings East of Semington Road and the Berryfield Village Hall application. Cllr. Brindle declared an interest in the proposed electrical charging unit in the Spa as a neighbour.

185/14 **Visit from landowners' agents for Application W14/07526/OUT:**

Mr. Mike Robinson of Strutt and Parker had sent his apologies as he was unexpectedly unable to attend.

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

186/14 **Public Participation:**

Eight members of the public were in attendance to discuss the Outline planning application for up to 170 dwellings on Land East of Semington Road (W14/07526/OUT) and made the following comments:

That the proposed development is out of character for this semi-rural environment, there is nothing which it will abut, it is overbearing and not to scale, there is currently just one line of houses and 170 more will have a detrimental effect in terms of noise, overlooked properties and loss of privacy and loss of existing views. There are serious concerns over the amount of increased traffic this development will create as residents already find it difficult to get out onto the A350, there are traffic calming measures on this stretch of Semington Road, additionally there is currently no pavement on the side of the proposed development. There are concerns that building on these fields that are higher than the Mobile Home Park will make these proposed new dwellings tower above the mobile homes and having lots of hard surfaces rather than fields is a worry with regard to drainage. Further studies need to be carried out with regard to protecting wildlife as the studies so far have not happen at the correct time of year. The residents queried how this development fitted in with the overall plans for Melksham and had major concerns over the general infrastructure, in particular schools and GP surgeries. A resident reported that last year their planning for a bungalow was refused due to access issues onto Semington Road adjacent to this proposed access and also because of the buffer zone for the Bowerhill sewage works. This land is outside the permissive development area as per the existing Local Area Planning Policy, and other plans are currently being submitted in the Melksham area for up to 450 dwellings which would be more appropriate. Plans for the proposed Wilts & Berks canal could include further parcels of land with potentially up to 500 new dwellings which would make the houses on this site superfluous to need, and building

on both sides of Semington Road would be disproportionate. Part of this application includes a new village hall which is in the wrong location. There are concerns over odour nuisance from the Bowerhill Sewage Works and how this impacts on DEFRA's code of conduct for odour nuisance drawn from Planning Policy Statement 23. Should the application be approved some residents of the Mobile Home Park would welcome the trees on the boundary line to be cut down to give them more light and a landscaped bund put there instead.

Five members of the public were in attendance to discuss the erection of two new dwellings at land at 347 Snarlton Lane (W14/07674/FUL) and made the following comments:

There were concerns over the narrow lane and construction access to the site. A resident felt that 9 parking spaces for 2/3 houses was disproportionate. Further studies need to be carried out with regard to wildlife as residents believe that there were bats in the disused garage. The plans appear to show a telegraph pole positioned in a residents garden and the location of this need to be clarified.

A member of the public was in attendance to discuss the change of use from agriculture to the cutting and storage of logs at Redstocks Yard (W14/07069/FUL) and made the following comments:

A resident reported that the application stated that this log store had been there for 8 years when in fact it had been there for 18 months and that the applicant was not the person cutting and storing logs. A trailer was stored there overnight and there were concerns that this could open as a business, this would create not only noise but more traffic on a very narrow lane that was in poor condition. It was very noisy when the wood was being chopped or cut and there was a serious concern that the large area of stored logs could provide a breeding ground for vermin. The proposed site was in very close proximity to residential housing.

Two members of the public were in attendance to discuss a rear porch extension and dormer roof extension, en-suite and bathroom at 64 Shaw Hill (W14/07809/FUL) and made the following comments:

A resident reported that the proposed changes were minimal and that the office/landing and obscured glass could be changed at any time and become clear glazing and living rooms. There were serious concerns about the proximity of the dormer windows to their property and the issue of overlooking and the height of the dormers with regard to the roof ridge.

The Council re-convened.

187/14 **Planning Applications: Resolved:** *The Council considered the following planning applications and made the following comments:*

W14/07526/OUT Land East of Semington Road, Melksham, SN12 6DP.

Erection of up to 170 dwellings with access, new village hall and areas of open space. Applicant: Mark Chard & Associates.

Comment: *The council does not welcome this application on the following grounds:*

- a) *There are serious concerns over access and traffic issues. When the canal development takes place there will be either a roundabout or junction in close proximity to the planned access for this proposed development. There is already traffic calming measures on that particular stretch*

of road to discourage its use as a through road and this would have to be moved. A resident had their planning application for a bungalow refused last year on the grounds of access to that same stretch of road. Additionally there is no footway on the eastern side of Semington Road. Unless additional land is purchased by the developer to install a footway, a crossing needs to be installed so that residents and children going to school from the proposed new houses can cross to the footway on the other side of the road. However, pedestrians would have to cross back over the road further down in order to use the designated crossing for the A350. All the highway issues need to be fully assessed and a comprehensive redesign is needed.

- b) There are serious concerns over the effect of this proposed development on wildlife and the natural environment. Residents often see deer, bats and have reported great crested newts. Although a wildlife survey was carried out this was done at the incorrect time of year and further, in depth studies of the wildlife and their habitat need to be carried out.*
- c) The close proximity of the proposed development to the Bowerhill Sewage Works is of concern to the Parish Council and draw attention to the DEFRA code of conduct for odour nuisance which is drawn up from Planning Policy Statement 23: Planning and Pollution Control, which states "The planning system plays a key role in determining the location of development which may give rise to pollution or odours, and in ensuring that other land users or developments are not, as far as possible, affected by major existing or potential sources of pollution" In addition a resident was refused planning permission to build a bungalow on their land in Semington Road last year on the grounds that it was too close to the sewage works in the buffer zone.*
- d) Under the West Wiltshire District Plan (1st Alteration) July 2004 this proposed development is outside of the Berryfield Village limits.*

W14/07509/FUL Unit 4, Hercules Way, Bowerhill, SN12 6TS.

Retrospective permission for storage building. Applicant:

Comment: *The council have no objections.*

W14/07256/LBC & W14/07540/FUL The Grove, The Spa, Melksham, SN12 6QL.

Installation of electric vehicle charging point (wall mounted). Applicant: Mr. Tim Just.

Comment: *The council have no objections and welcome this application.*

W14/07674/FUL Land at 347 Snarlton Lane, Melksham, SN12 7QP.

Erection of two new dwellings. Applicant: Mr. Jon Sutton.

Comment: *The Council have no objections on the condition that there is an improvement to the site access arrangements which are currently substandard as there is no allowance for turning into the entrance. There needs to be a correct splay, but currently there is a telephone pole preventing this. The Council would like to seek clarification with regard to this being moved and its exact end location. There are concerns over issues during construction with regard to deliveries, construction parking and working hours which need to be agreed prior to the commencement of any development in conjunction with a full and proper bat survey, as residents have seen a lot of bat activity in the area.*

W14/07457/WCM The Heights, Sandridge Hill, Melksham. SN12 7QX.

Minerals and Waste Section 73, application for Importation of Inert Filling Material to aid restoration of sandpit, without compliance with Condition 1 (variation of phasing of site operations) 3 (extension of time within which to complete restoration) 5 (aftercare) and 14 (geological exposure). Applicant: Sahara (Melksham) Ltd.

Comment: The council have no objections and welcome the environmental improvements.

W14/07913/FUL Land between Mavern House and the Brook, Corsham Road, Shaw.

Proposed timber building for workshop/feed store and small agricultural implements (revised application for approval W14/00542/FUL). Applicant: Messrs Wingfield & Young

Comment: The Council have no objections on the condition that an agricultural tie be placed upon the workshop in order that a precedent is not set for potential development of this agricultural land.

W14/07809/FUL 64 Shaw Hill, Shaw, SN12 8EX.

Rear porch extension and dormer roof extension, en-suite and bathroom (resubmission of W14/04244/FUL). Applicant: Mr. & Mrs. P Drage.

Comment: The Council OBJECTS and wishes to re-iterate its previous comments made on 20th May 2014, that it considers the new dormer roof windows would overlook the windows of the existing property. The distance between the wall of the neighbouring property and the 2nd floor dormer is believed to be less than 12 metres. Additionally the Council supports the resident's comments quoted from the "West Wiltshire Local Development Framework (July 2004)" which states that there should be a minimum distance of 10 metres between a neighbour's garden boundary and any directly overlooking windows in an extension; dormer windows should be set well down below the ridge of the roof and should not take up more than one third of the width of the roof. The Council did welcome the changes to the windows from the previous application.

W14/07069/FUL Redstocks Yard, Redstocks Lane, Seend, SN12 6RF.

Change of use from agriculture to the cutting and storage of logs. Applicant: Mr. A Wheeler

Comment: The Council OBJECTS as they have serious concerns over the level of noise created in such close proximity to residential properties, considering this to be an inappropriate activity for open space (this activity should be carried out in a building). There are concerns about access to the site down a narrow, poorly maintained lane and also that this could lead to a possible retail business.

W14/07465/FUL Land at Berryfield Park, SN12 6EE.

Portacabin for use as community hall (resubmission of W14/05206/FUL).

Applicant: Melksham Without Parish Council.

Comment: The Council noted its own application.

W14/07682/FUL 16A, The Beeches, Shaw, SN12 8EP.

Single storey rear extension. Applicant: Mr. Steve Brown.

Comment: The council have no objections

188/14

Updates on current planning applications:

a) **W14/06938/OUT Land East of Spa Road.**

Outline planning for 450 dwellings. Applicant: Hallam Land/Bloor Homes .

Resolved: *The council request Wiltshire Cllr. Roy While to call in this application.*

b) **W14/01962/VAR Land West of Norrington Lane, Broughton Gifford.**

Minor material amendment to W12/02072/FUL to facilitate CCTV and revised access track.

Resolved: *The council noted that a decision will be determined at Western Area Planning Committee on 3rd September at 3.00pm County Hall.*

189/14

Planning Consultation:

The Council noted a Department of Communities and Local Government (DCLG_ Technical Consultation on Planning – “Making the planning system work more efficiently and effectively and giving communities more power in planning local development”. It was noted that the consultation closing date was 26th September and that the next planning committee meeting was to be held 29th September.

Recommended: *The Council make this an agenda item for the next full council meeting to be held 8th September.*

Meeting closed at 8.42pm

Chairman, 8th September, 2014