

**MINUTES of the Planning Committee of Melksham Without Parish Council  
held on Monday 22nd September 2014 at Crown Chambers**

**Present:** Cllrs. Richard Wood (Chair), Alan Baines, Rolf Brindle, Steve Petty, Mike Sankey, Paul Carter, Jan Chivers, Gregory Coombes.

Cllr. Terry Chivers as an observer.

**Apologies:** Cllr. John Glover (Vice-chair)

217/14 **Welcome & Housekeeping:**

Cllr Wood reported that on advice from Walker Fire UK Ltd commissioned to carry out a Fire Risk Assessment for the Council that it was perfectly legal to hold meetings in Crown Chambers for up to 30 people using one fire exit. Once the outstanding issues for the second fire exit at the rear of the building had been done then Crown Chambers would be able to accommodate 60 people. Cllr Wood reported that in the event of evacuation that evening, then the fire exit to be used was the main staircase with exit through the main door at the front of the building.

218/14 **Declarations of Interest:**

Cllrs Wood, Petty and Carter declared an interest in item 5A, 170 dwellings on Land East of Semington Road.

219/14 **Public Participation:**

There were no members of the public present.

220/14 **Planning Applications:**

Cllr Wood declared an interest as he was an acquaintance of the property's neighbours.

**W14/08233/FUL Land Rear of 329 Snarilton Lane, Melksham. SN12 7QP**

Erection of 3 bedroom dwelling. Applicant: Miss. J. Pullin.

***Comment:** The council OBJECTS on the grounds that this is considered to be backland development and that the proposed new dwelling is too close to the boundary of the neighbouring property. In addition the Council considers this to be over development of the site, with very little amenity space to the front and rear of the proposed dwelling.*

221/14 **Planning Correspondence:**

a) **W14/07526/OUT Land East of Semington Road, Melksham. Erection of up to 170 dwellings with access, new village hall and areas of open space.**

The Council had received a response from Strutt & Parker, agents for the Developer, answering the 4 main objections made by the Council in its comments to Wiltshire Council; namely Access and Traffic, Wildlife and the Natural Environment, Bowerhill Sewage Works and Berryfield Village Limits.

Strutt & Parker had conducted surveys and compiled reports prior to the Planning Meeting held at Christie Miller on 1<sup>st</sup> September that had in fact answered the

Councils comments, however, the application had only been received via disk, there were no hard copies submitted and due to the meeting venue the electronic plans and documents were not able to be viewed. Additionally, due to unforeseen circumstances the representative from Strutt & Parker due to attend the meeting could not come and was therefore unavailable to answer the queries and issues raised at that time.

***Recommendation:** The Council write to Strutt & Parker thanking them for supplying the documents which had addressed the Parish Council's concerns. Additionally the Council welcomed the new Village Hall. A copy of the letter to be send to the Planning application Case Officer.*

b) **East of Melksham Housing Development Issues:**

i) **Resident's request for hedge opposite 358a Snarlton Lane.** It was noted that there were visibility issues on this part of Snarlton Lane and the existing low fence ensures good visibility; a hedge could obscure this. It was queried who the land belonged to and who would be responsible for maintaining any potential hedge. It was noted that this property was not in the Parish of Melksham Without.

***Recommendation:** This request be forwarded to the Town Council with a covering letter and a copy sent to the resident.*

ii) **Resident's complaint re: lack of definition between pavement and road.** The Clerk reported that she had received a complaint from a resident about a near miss following an incident earlier in the year with a child being hit by a car in Goldfinch Road. There is no definition between road and pavement. The resident reported that the incident had happened a couple of months ago, however, more recently there was a near miss when a car drove along the pavement when pedestrians were using it. It was noted that it is now common practice for developers to build housing estates with pavements like this, with no kerbstone. A discussion took place with regard to how this could be addressed and made less dangerous. Some developers put bollards up to delineate the pavement from the road, however it was noted that this particular stretch of road is very narrow and bollards with the addition of parked cars could restrict access to emergency and utility vehicles such as fire engines and dustbin lorries. It was noted that this is an unadopted road and so the developer would have to undertake any such work.

***Recommendation:** The Council write to the Consortium asking them for suggestions for a resolution to this problem.*

iii) **Resident's request for bollards and security fencing (football pitches):** A resident had concerns over lack of fencing of the new football pitch, currently under construction, as it was being used by an individual as a motorcross course. It was noted that the agreement between the developers and the Diocese of Salisbury for the new East of Melksham school in the same vicinity had not been finalised and that the issue of fencing was between the resident and the developers. However, the Parish Council would keep an eye on the situation to ensure that there was no misuse of the field.

iv) **s106 amendment request & date for commencement of community facilities:**  
The Council noted that the Clerk had still not had a response to her request for a copy of the 1<sup>st</sup> amendment of the s106 agreement and this had now been asked for under a Freedom of Information request. There was still no date for commencement of any works.

The office staff had been receiving enquiries from parents wishing to apply for Primary School places at the new school. Advice had been sought, and parents would need to apply for Forest & Sandridge school at this stage.

222/14

**Planning Decision:**

**W14/06138/FUL Gompels Warehouse Extension:** The Council noted that planning permission had been granted. In addition the council had received a letter of thanks from Sam Gompel expressing the relief of his staff, explaining that this decision will let the business breathe and secure its future on this site. He stated that the Parish Council's support was important as although this is a somewhat contentious development, without jobs in Wiltshire this area will just become a dormitory for other areas, which does not help employment and business opportunities.

223/14

**Planning Enforcement:**

a) **Update on Manston Close, Bowerhill:** The Clerk reported that there was a site meeting on Wednesday 24<sup>th</sup> September 2014 at 2.00pm with the Planning Enforcement Officer and the Managing Director of the Resident's Limited Company. Councillors were also going to attend with the Clerk. The residents were under pressure to commit to a maintenance contract for next year's landscaping.

b) **W13/06053/VAR 112 Beanacre, retrospective application for fence and walls:** The Council noted that an appeal against the decision had been made on 16.06.14.

*Recommendation: The Council re-iterate its previous comments.*

224/14

**Planning Consultation:**

The Committee completed the relevant questions in the Consultation Response form for the 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".

*Resolved: The Council submit this response by the closing date of the 26<sup>th</sup> September and a hard copy of the response answers to be kept in the Parish Council Office.*

225/14

**Next Joint Neighbourhood Plan Steering Committee meeting:** The Clerk reported that she and the Town Clerk had initially thought that it would be beneficial to wait until the 3 major planning applications (Land East of Semington Road, Land East of Snowberry Lane and Land at Pathfinder Way) had been decided by Committee and then set a meeting date once the outcome of these was known. However, the dates of these were likely to be in November/December and not October as previously advised.

*Recommendation: That a date be set for this meeting as soon as possible.*

- 226/14 **Bowerhill & Hampton Park Business Initiative meeting:** The Councillors noted that this meeting was taking place on 23<sup>rd</sup> September at 6.00pm and Cllr Sankey would attend to represent the Parish Council. Cllr Sankey asked what the view of the Council was on the provision of HGV parking. The Council considered that if the Industrial Estate was to survive then the provision of overnight parking, with toilets and showers, for HGVs is a must. Additionally parking restrictions should not be so strict that it discouraged employment opportunities due to staff being unable to park. Signage should describe Portal Way as the main entrance to the Estate to encourage its use rather than Pathfinder Way.
- 227/14 **Core Strategy:** The Council noted that there will be a Supplementary Hearing Session on Tuesday 30<sup>th</sup> September 2014. The Clerk explained that the Planning Inspector was testing the soundness of the Housing Land Supply paper submitted. A series of tests had been applied checking whether housing numbers were achievable and deliverable. For the Melksham and Bowerhill area (part of the Melksham Community Area allocation) it showed a figure still of 2,240 for housing supply from 2006 – 2024. Of this number 1,239 had been built with commitment for another 390. This gave a figure of 611 still to find (with 51 to find for the rest of the Community Area). Of the 390 houses commitment this included 1 or 2 houses on individual sites with only 3 schemes: Land off Snowberry Lane 7 + 14 houses; Forest & Sandridge school site 12 houses; and George Ward school site 270 houses. These 3 schemes were all identified as achievable, deliverable and desirable to bring forward the planned delivery date.
- 228/14 **Wilts & Berks Canal Trust:** The Council noted that the Clerk had been invited to a meeting with the Town Clerk with regard to the Melksham Link update on 24<sup>th</sup> September.
- 229/14 **Community Sand Bags: Recommendation:** The grit bins for the Community Sandbags and equipment to be the colour green.

Meeting closed at 8.52pm

Chairman, 13<sup>th</sup> October, 2014