

**MINUTES of the Planning Committee of Melksham Without Parish Council
held on Monday 3rd November 2014 at Crown Chambers**

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

Cllrs. Terry Chivers, Pat Nicol and Ian Tait as observers.

Apologies: Cllrs. Paul Carter, Gregory Coombes.

259/14 **Welcome & Housekeeping:**

Cllr Wood stated that a fire drill was not planned and the escape route would be down the main staircase.

260/14 **Declarations of Interest:**

There were no declarations of interest.

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

261/14 **Public Participation:**

There was one member of the public in attendance who wished to discuss the amended plans for Redstocks Yard W14/07069/FUL. The resident wished to re-iterate her previous objections as she stated that the amended plans showed the cutting of logs just the other side of the gate on the map and was therefore no further back from her property and as such there would be no difference to the noise intrusion. She queried how this business would work.

The Council re-convened.

262/14 **Planning Applications:**

W/14/07069/FUL Redstocks Yard, Redstocks Lane, Seend, Melksham, Wiltshire. SN12 6RF. Amended Plans – Change of Use from agriculture to the cutting and storage of logs.

Applicant: Mr. Andrew Wheeler

Comment: *The Council OBJECTS and wishes to re-iterate its previous comments made on 2nd September 2014 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 and wish to see a condition imposed, if the application is successful, that this could not become a commercial business. The new plans highlighting the proposed cutting area do nothing to address the comments previously made.*

W/14/07954/VAR 64, Shaw Hill, Shaw, Melksham, Wiltshire, SN12 8EX. Variation of Condition 2 of planning permission W/79/01187 – to enable the flat to be let separately.

Applicant: Mr. Paul Drage.

*Comment: The Council **OBJECTS** as it wishes to see the caveat imposed in 1979 under planning application W79/01187/HIS for a change of use from a music room to a one bedroom flat that “In order to define the terms and extent of this permission and enable the Local Planning Authority to ensure that the permitted development is not sold, used or let as a separate unit of living accommodation, the property as a whole shall be occupied as a single family unit, with the accommodation hereby permitted occupied as part of the main dwelling and it shall not be severed therefrom” remain. The Council considers that this application if successful would set a precedent and that this should remain a single family dwelling.*

W/14/09129/FUL 31, Duxford Close, Bowerhill, Melksham, Wiltshire, SN12 6XN. Two storey rear extension. Applicant: Miss. A. Voogd.

Comment: The Council have no objections.

263/14

Wiltshire Council Planning Committee:

The Council discussed sending a Parish Council representative to the Wiltshire Council Planning Committee when they discuss the following applications:

W14/04846 – Land south of A365 (Western Way), Bowerhill, Melksham. *Outline planning for up to 255 dwellings off Pathfinder Way.*

W14/06938 – land East of Spa Road, Melksham. *Outline planning for up to 450 dwellings and extension of medical facilities.*

W14/07526 – Land East of Semington Road. *Erection of up to 170 dwellings and new village hall.*

Cllr T. Chivers reported that a previous date of the 17th November for consideration would now not be met as Wiltshire Council were still waiting to hear back from the Planning Inspector. It was now more likely to be considered on the 10th December. Cllr Glover was happy to attend on behalf of the Parish Council.

Recommendation: 1. *Cllr Glover to attend the Wiltshire Planning Committee Meeting as a representative of the Parish Council.* 2. *Inform BRAG and BASRAG of the dates of the meeting when known in order that they can send a representative if they wish.*

264/14

Planning Correspondence:

The Council noted the following correspondence:

- a) Strutt and Parker – 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 developer was undertaking a geophysical survey as requested by the County Archaeologist and had amended its plans to include further ecological enhancements.
- b) An e-mail from a Semington Resident with regard to W14/07526/OUT. The Clerk reported that she had responded to the resident re-iterating that the Parish Council were a consultee and were unable to make decisions on planning applications.

265/14

Diversion of Footpaths:

Proposed diversion of parts of footpaths Melksham Without 18 & 22 for permitted development of W13/00489/REM construction of new Primary School on land North east of Snowberry Lane – Town and Country Planning Act 1990 s.257. The Council considered that the diversion of footpath 18 seemed sensible, however the proposed diversion between points

D to E on footpath 22 were unnecessary and if this section was moved slightly to the north it would be more desirable.

Recommendation: *The Council accept the diversion of Footpath 18, but reject the proposal for footpath 22 and ask for it to continue on its course to Snowberry Lane.*

266/14 **Wiltshire Council Planning Training Feedback:**

The Committee noted the material and non-material considerations that could be taken into account when commenting on planning applications. The next planning training to be held at County Hall, Wednesday 19th November, 6.00 – 8.00pm.

267/14 **Electrification of Great Western Main Line:**

- a) The Council noted that work was about to commence on the electrification of the London to Cardiff Line, a project expected to last a year.
- b) An offer had been received from the National Grid to give the Parish Council a briefing, however this was felt to be not necessary.

Meeting closed at 7.31pm

Chairman, 8th December, 2014