

MINUTES of a Planning Committee Meeting of Melksham Without Parish Council held on Monday 10th February 2014 at Crown Chambers Melksham at 7.00pm

Present: Cllr Richard Wood (Chair), Cllr Alan Baines, Cllr Rolf Brindle, Cllr Mike Sankey, Cllr Paul Carter, Cllr Stephen Petty.

Cllr Terry Chivers attended as an observer and took no part in voting.

Apologies: Cllr John Glover (Vice Chair), Cllr Gregory Coombes, Cllr Adam Nardell.

477/13 **Declarations of Interest:** Cllr Carter declared an interest as a friend and colleague of the next door neighbour to the applicant of Agenda item 4b **W13/06053/VAR** retrospective application for boundary wall at 112 Beanacre

478/13 **Public Participation:** No members of the public attended and no matters were raised.

479/13 **Planning Applications:** The Council considered the following planning applications:
Resolved: *The following comments be submitted to Wiltshire Council:-*

W14/0021/FUL Land North of Cranesbill Road, Melksham (*Local Centre Land, East of Melksham housing development.*)

Construction of 6 retail units (use classes A1-A5, D1) with 16 residential flats above and a public house (use class A4) with staff accommodation, associated car parking and landscaping.

Comment: *The Council has no objections.*

W13/06053/VAR 112 Beanacre, Melksham. SN12 7PZ.

Retrospective application for garden walls and fences to the rear.

Comments: *The Council OBJECTS on the grounds of their previous objection on the 3rd December 2014 that the height of the wall as stated on this application is incorrect because the garden land of the property has been built up. The height of the wall should be taken from the external level of the land outside the property and the wall as it is at present is far too high.*

W14/00542/FUL Land between Mavern House and the Brook, Corsham Road, Shaw.

Proposed Timber Building for workshop/feed store and small implements for agricultural use. **Comments:** *The Council has no objections.*

W14/00492/FUL Ham Cottage, 28 Shaw Hill, Shaw, Wiltshire. SN12 8EU.

Demolition of existing single storey workshop & lean to. Replace with timber framed workshop with log space, garage and roofspace with external staircase.

Comments: *The Council has no objections.*

480/13 **Planning Correspondence**

- a) **East of Melksham Primary Healthcare Site:** The Council noted an email received from Glenn Godwin, Director of Pegasus Group to explain the site had to marketed on commercial terms for 3 years. The marketing of the primary healthcare site was outside his client's control. Submitted plans showed a site of 0.35 hectares reserved for healthcare however this would be the subject of a future

planning application should marketing be successful. The Council hoped that a GP practice would be interested in the site.

- b) **Section 106 Agreement funding for Land North of Cranesbill Road:** It was noted that a request had been received from Colin Kennerson of Wiltshire Council for ideas for suitable projects for S106 Agreement funding. £13,000 was available should the Parish Council have a project in mind.

Recommended: The Council invite Colin Kennerson to walk the site with council representatives in order to discuss possible proposals.

- c) **W13/06707 Shurnhold Solar Farm:** The Clerk reported that the agent had verbally informed that a one-off amount of £26,000 would be offered for a community benefit if the application went ahead and she was awaiting written confirmation. It was noted that this application was in the parish of Broughton Gifford and Broughton Gifford Council had expressed concern about the possibility of the project worsening flooding in the Norrington Common area and the fact that a Solar Farm (W12 02072) had only recently been commissioned in the same area. It was felt that a period was needed to judge the effects of the first Solar Farm and its effects of residents before installing another Solar Farm there.

- d) **W13/06140/FUL Sandridge Solar Farm:** It was noted that the Clerk was awaiting responses from the developers to questions as to the split of costs between parishes and whether additional funds would be given for any new housing development near the site which took place after it had been commissioned.

- e) **Wiltshire Council unspent S106 Agreement funds:** It was noted that Cllr Chivers had put a question to Wiltshire Council Cabinet member for Planning about the amount of S 106 Agreement funds being held by Wiltshire Council. At 31st December Wiltshire Council held a total balance of £26,825, 416 in unspent funds and these were being earmarked as follows:

Public Open Spaces	£10,709,470
Highways	£ 8,259,410
Education	£3,507,075
Affordable Housing	£4,146,621
Other Departments	£209,839
TOTAL AMOUNT	£26,825,416

It was agreed to find out from Wiltshire Council whether any of these amounts pertained to the Melksham Without parish and if so what sums were involved.

Recommended: The Council ask Cllr. Chivers to take this up with Wiltshire Council.

- f) **WRHA(Wiltshire Rural Housing Association) Newsletter – Jan 2014:** The Council noted this newsletter.

481/13

Core Strategy Update: The Planning Committee noted copies of correspondence between the Planning Inspector and the Wilts. Council Director of Economy and Regeneration, Andy Cunningham. Cllr. Carter expressed concern at the amount of jargon, making it impossible for lay persons to understand. There was a need for the Plain

English Society to sort out the gobbledygook! The Clerk reported that the Core Strategy was likely to be adopted in the summer 2014 and the Inspector's request for an additional Housing Sites Allocation Development Plan Document (DPD) would not delay its adoption. It was noted that the original planned number of housing units for Wiltshire had increased from 37,000 to 42,000 and this meant housing figures in most communities would need to be revised. Cllr. Baines

482/13 **Neighbourhood Plan Site Selection Seminar 3rd February:** The Clerk reported that a lot of useful information had been given at this Seminar and the notes that had been issued were now on the Council website. The Inspector had stated that there was... *“considerable risk that, for example Neighbourhood Plans will not be delivered across the county in a comprehensive or timely fashion”* . While there would still be opportunities for Neighbourhood Plans to allocate sites, Wiltshire Council would now be expected to identify sites for the Melksham area as well.

483/13 **Housing Sites DPD – Parish Implications:** Wiltshire Council was working on the Housing DPD for completion by Summer 2015 and would be consulting with local councils on the draft Plan in October/ November 2014. The Parish Council therefore needed to look at developers' proposed sites as soon as possible, using the Strategic Environmental Assessment (SEA) principles to give good reasons for their preferred sites for development. It would be Wiltshire Council's responsibility to carry out any professional assessments for the sites being promoted for the DPD. However quite separately from the DPD, the Neighbourhood Plan Steering Group would also be invited to put forward sites and would then take direct responsibility for its assessments done to justify the content of its Plan at a local Enquiry. Many local councils were becoming alarmed at the costs being quoted to use professionals to do SEAs for their Neighbourhood Plans but the actual process was not that complex, once the principles of sustainability had been grasped. It was noted that the Council had already identified at least one preferred site prior to the Core Strategy Inquiry.

484/13 **Draft Solar Farm Policy** The Clerk circulated a first draft document for a future Solar Farm policy for the Council. It was agreed this would be discussed at a future meeting once councillors had all had time to read it. The Clerk reported that Cllr. Glover felt there needed to be firm guidelines especially regarding community benefits from solar projects to avoid the community missing out. Cllr Petty felt that a policy was unnecessary as there were already standard planning requirements. The Chairman thanked The Clerk for her work.

This item was held in committee

485/13 **Subsidence Claim at 3 Beeches Green:** The Planning Committee noted advice from NALC, SLCC and Arborist **Recommended:** *1. The Council take up the professional advice given by Arborist Steve Russell, Director of Woodland and Countryside Management Ltd subject to approval of this action by the legal team at NALC. 2. The Council find out from the Insurers if there would be a reduction in premiums if an Annual BS5837 Health and Safety Check on all trees on Council property was carried out.*
Meeting closed at 8.12 pm

Chairman 17th February 2014

