

**MINUTES of the Planning Committee of Melksham Without Parish Council
held on Monday 24th November 2014 at 7.00pm at the United Church, High Street,
Melksham**

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

Cllrs. Terry Chivers attended as an observer.

Apologies: Cllrs. Mike Sankey, Gregory Coombes.

292/14 **Welcome & Housekeeping:**

The Chairman stated that a fire drill was not planned and explained that the emergency escape routes were either back out of the main door or through the rear entrance.

293/14 **Declarations of Interest:**

Cllrs Wood, Petty and Carter declared an interest in item 6, Selwood affordable homes at Berryfield Park, as residents of Berryfield. Cllr. J. Chivers declared an interest in item 6 as a Selwood employee.

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

294/14 **Public Participation:**

Cllr. Wood explained that if members of the public had attended to discuss the Potential Residential Development at Land off Shurnhold, that this proposed development was in the Town and therefore only comments that related to issues that would affect Melksham Without Parishioners could be discussed. Additionally this was currently a public consultation process by Gladman, not a planning application. The Chairman informed the members of the public that the Town Council would be holding a meeting on the 8th December, 7.00pm at the Town Hall to discuss this proposal where Town residents could have their views heard with regard to issues that affected them.

Land East of Spa Road: Residents had concerns about the new application W14/01461/OUT which does not replace, but runs alongside the previous application for this site W14/06938/OUT. Although this newer application had addressed some of the Council's previous comments with regard to the listed buildings in the Spa, in that it showed planted bunds to the Southern and Eastern boundary of the proposed development site, residents from Farmhouse Court reported that these latest plans did not acknowledge the listed status of their properties, and in particular that of the Grade II listed kitchen garden wall that surrounds Farmhouse Court. Residents reported that they owned a 3m strip of land on the opposite side of the wall to their gardens which enabled them to maintain the wall. This latest set of plans would appear to incorporate this 3m strip of land within the proposals from the developers. The residents reported that when Farmhouse Court Complex was originally developed care was taken to maintain the historic and rural character of the area and that the density of the

proposed housing would not be in keeping. Additionally, the residents have significant concerns about the safety of the Listed Wall. It does not have any foundations and as such could be liable to damage from excavators and HGVs operating in close proximity. They wished to seek assurance from both Wiltshire Council and the developers that every care would be taken to ensure that no damage was done to the wall whilst any build or construction was taking place.

A resident of The Spa asked for clarification with regard to the differences between the two applications. The Chairman read out the amendments from the developers. The resident asked whether he should re-submit the comments he made against application W14/06938/OUT to Wiltshire Council. The Chairman replied that he should as this was a new application number and that the transfer of any comments was not necessarily automatic. He also explained the procedure that took place when applications were called in to Wiltshire Council Planning Committees and that the public also have the opportunity to voice their opinions and concerns there.

Redstocks:

A resident from Restocks expressed concerns over W14/10385/VAR, which seeks to vary conditions imposed by W12/01907/FUL. The resident was extremely concerned over the suitability of the road serving Redstocks accommodating larger delivery vehicles, not only because the road verges are eroding, but also the safety of any pedestrians. Additionally the resident reported that the conditions imposed by W12/01907/FUL were being breached in that operating hours were not being adhered to and the amount of fencing materials being stored far exceeded what was permitted. The resident felt that there was a lot of noise intrusion as often work began at 7.00am with the sound of forklift motion alarms.

Semington Road:

A resident expressed concerns over the amended plans for W14/07526/OUT, Land East of Semington Road, in particular over the ecology aspects and the amount of traffic this new development could potentially produce. She asked if the plans had been rejected. The Chairman replied that the amendments were in response to the public consultation and that this application would now be considered by a Wiltshire Council Planning Committee. Wiltshire Cllr Roy While stated that he thought this would now be considered in the New Year, and that the public could attend and voice their concerns, explaining the process involved. A resident had attended the Parish Council meeting held on 1st September where the Council had not welcomed the application due to highway issues. He queried why this had not been reflected in the amended plans. The Chairman replied that the Parish Council were merely a consultee and that Wiltshire Council were not obliged to take its opinion into account. The resident was concerned at the prospect that 2 ½ storey homes could be built that would not be in keeping with the existing properties in the area. The Chairman reiterated that the resident could attend the Wiltshire Council Planning meeting to voice his concerns. A resident of the Mobile Home Park expressed concerns over the boundary fencing. The Chairman offered to pay a site visit to clarify the resident's issues.

Land off Shurnhold:

A resident from Shaw was representing the views of other residents who had 3 main concerns:

- **Flooding** – A365 is prone to regular flooding, the development of the old George Ward site will adversely affect flooding, so any further development for this area will exacerbate the problem.
- **Transport** – The A365 is very busy and congested at commuter times. This proposal in conjunction with the redevelopment of the George Ward School site could potentially bring 400-500 extra cars. Highways improvements are needed as when this road is flooded or busy what alternative routes are available? Dunch Lane is not suitable.
- **Schools** – The addition of 270 homes plus the additional homes created on the old George Ward Site would increase the number of primary school children in the catchment area. Shaw School is already over subscribed – where would suitable school accommodation/expansion take place? Although Shaw school has a lovely big playing field, building on this would adversely affect the children and be contrary to educational policy, additionally the playing field floods regularly and therefore is unsuitable for further expansion.

A resident of Shurnhold reported that traffic was regularly static outside his house twice a day and that previous comments from the Parish Council with regard to the development of the old George Ward site were that it had concerns with development of this area as it marked a firm boundary between the Town and the Parish. The resident considered that this applied to this new proposal.

The Council re-convened.

295/14

Planning Applications:

W/14/10461/OUT Land East of Spa Road, Melksham, Wiltshire. Outline application for up to 450 dwellings with associated access and engineering operations, land for extension of medical facilities or community facility, and extension to Eastern Relief Road from Thyme Road to the Spa – Snowberry Lane. Applicant: Hallam Lane Management & Bloor Homes.

Comment: *The Council noted that this application was running in conjunction with application W14/06938/OUT. The Council do not oppose this application and welcome some of the changes made in this application from previous comments made on application W14/06938/OUT; there are still concerns and issues that they wish to see addressed:*

a) *With regard to the S106 Obligation:*

- The council wishes to see the provision of children’s play facilities in accordance with specification to be appended to Agreement prior to 50th Occupation. Additionally they wish to see both a LEAP and NEAP to ensure that all age groups are provided for.*
- The Council wishes to see the works required as part of the new “Northern Site” access (access 1) as shown on drawing no. 10154-HL-05, the new “Southern” site access from Snowberry Lane (access 2) as shown on drawing no. 10154-HL-03 and the Eastern Relief Road all completed prior to any build commencement NOT occupation.*

b) *The Council wishes to re-iterate its comments on application W14/06938/OUT made on 12th August 2014 as follows:*

- With regard to noise attenuation the Council welcomes “the provision of heavily planted vegetation on the southern and eastern boundaries of the site to screen the*

- development proposals from nearby listed buildings” as stated on page 7 of the “Planning Statement – Nov 2014”, and requests that this takes the form of the planted bund similar to that on the Western side of the Spa Road roundabout to aid residents that are unable to have double glazing due the listed status of their properties.*
- ii) With regard to highway issues the Council welcomes “the provision of a controlled crossing at the roundabout in the South Western part of the site to facilitate the need for children to travel to and from Melksham Oak Community School” as stated on page 7 of the “Planning Statement – Nov 2014” and shown on plan 10154-HL-03 revision B. Additionally the Council would like to see all the access points from the Eastern Relief Road to be roundabouts rather than T-Junctions, in particular proposed junction 4 on drawing 4769-L-06 revision B dated October 2014 should be a roundabout to reduce potential congestion. The Council wishes to ensure that noise issues caused by the height of the manhole covers on the existing road at Snowberry Lane are not repeated on the new Eastern Relief Road and that Wiltshire Council impose a weight restriction and traffic calming measures at the beginning of Snowberry Lane to prevent the use of it by construction traffic and to encourage the future use of the new Eastern relief Road rather than continued use of Snowberry Lane.*
 - iii) With regard to land previously identified for the potential expansion of the medical centre, the Council welcomes that this land “is safeguarded should the medical centre not develop its facilities further, through the provision of community uses in this part of the site” as stated on page 7 of the “Planning Statement – Nov 2014”. The Local Plan states that this area is “indicative flood plain” and the Council would like to see that any building work here takes account of this.*
 - iv) The Council have concerns over the wider infrastructure, such as medical facilities and schools. School places, in particular at the Secondary School, are beginning to become limited. Where will all these new school children go in the future? The provision of temporary classrooms is not acceptable and not a solution. Additionally residents have expressed serious concerns over the general volume of traffic in Melksham and feel that this development is on the wrong side of the town and will exacerbate the already congested roads.*
 - v) The Council do welcome the “provision of landscaping and green space on the Southern and Eastern boundaries of the site to facilitate local recreation and dog walking, and the provision of suitable mitigation to deliver ecological enhancements within the locality of the site, to compensate for the loss of habitat proposed and ensure suitable mitigation for the loss of skylark habitat”, as stated on page 7& 8 of the “Planning Statement – Nov 2014”.*
 - c) The Council wishes to support the comments made by residents of Farmhouse Court and share their concerns with regard to the Grade II listed kitchen garden wall that surrounds their property (see attached documentation). The Council would like to see conditions imposed to protect this wall during the construction phase and that tree and vegetation planting to create a buffer zone is carried out prior to any other build or construction work in order that it is well established before any future property occupation. Additionally the Council have concerns with regard to the residents’ claim that land owned by them has been incorporated into the developers plans and have suggested that the residents take up this matter directly with the developers.*

W/14/10385/VAR Land South west of 429 Redstocks, Melksham, Wiltshire, SN12 6RF.

Variation of conditions of W12/01907/FUL – to allow changes to storage of fencing materials and ancillary landscaping materials. Applicant: Mr. A. Turner.

*Comment: The Council **OBJECTS** to the variation of conditions as it considers that since the original application (W12/01907/FUL) was made activity on this site has dramatically increased and therefore this business has outgrown its site, in particular the volume, size and frequency of vehicles using the single track road. Additionally residents report that previous conditions imposed by Wiltshire Council, namely restrictions on operating hours and the size of the fencing materials storage area, have not been adhered to.*

W/14/10487/FUL 19, Halifax Road, Bowerhill, Melksham, Wiltshire, SN12 6SJ.

Retrospective planning application for rear conservatory. Applicant: Mr. N. Hall

Comment: The Council have no objections.

296/14

Shurnhold Consultation:

The Council considered that it could comment on issues that affected parishioners of Melksham Without and support the comments made by the residents of Shaw. They had concerns that this proposal further erodes the buffer zone between Shaw and Melksham and were disappointed that Gladman Developments had only consulted residents in the immediate vicinity of the proposed site as if successful this development would have an impact on the residents of Shaw thus they should be part of the consultation process. Should this development take place the Council would like to see the cycleway extended into Shaw. It was noted that on the map provided the footpaths were correctly labelled, however, in point 1 “Highways and Traffic” the footpaths are referred to as nos. “MELW022 & MELW24”, this should read “MELK22 & MELK24”.

Recommendation: 1. The Council respond to Gladman Developments supporting the views of the residents of Shaw and their three main issues, namely flooding, transport and schools. The response to Gladman to include additional concerns of the Council namely that this proposal further erodes the buffer zone between Shaw and Melksham. Additionally should the proposal be successful the Council would like to see the cycle path extended to Shaw. 2. Copies of these comments to be sent to both the Town Council and Wiltshire Council.

297/14

Selwood Housing:

The Chairman reported that he had attended the public consultation held by Selwood Housing on Wednesday 19th November with regard to affordable homes. His opinion was that it was a well thought out development and that it provided much needed affordable housing.

Recommendation: The council will wait until it becomes a planning application before they make a comment.

298/14

Revised Plans – W14/07526/OUT Land East of Semington Road.:

The Council were interested in having discussions with the developers with regard to their offer of amenity land and welcomed the amendments to this planning application:

- Retention of sections of hedgerow as requested by the County’s ecologist.
- Hedgerow thickened on the Western Boundary.

- Development moved 4 to 5m from Western Boundary to increase the gap with existing properties on Semington Road.
- Attenuation basins altered in shape.
- Inclusion of pond for Great Crested Newts as requested by ecologist.

299/14

Training Feedback:

The Clerk reported that the recent planning training held by Wiltshire Council was very informative.

Meeting closed at 8.58pm

Chairman, 8th December, 2014