

**MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 18<sup>th</sup> May 2015 at Crown Chambers, Melksham at 7.00 p.m.**

**Present:** Cllrs. Richard Wood (Council Chair), John Glover (Council Vice-Chair), Alan Baines, Gregory Coombes, Rolf Brindle, Mike Sankey and Paul Carter.

Cllr Mike Mills attended the meeting as an observer and took no part in the voting.

**Apologies:** Cllr. Steve Petty

**Housekeeping:** The Chairman welcomed all to the meeting and explained the evacuation procedures in the event of a fire.

025/15 **Appointment of Chair of Planning Committee:** The Clerk invited nominations for the Chair of the Planning Committee for 2015/16. Cllr Sankey stated that the planning meetings usually had members of the public present and as such the planning committee needed a chair that was experienced, fair and robust. Cllr Sankey proposed, seconded by Cllr Baines that Cllr Richard Wood be Chairman of the Planning Committee. **Resolved:** *The Council unanimously resolved that Cllr. Wood be Chair of the Planning Committee for 2015/16.*

026/15 **Appointment of Vice-Chair of Planning Committee:** The Clerk invited nominations for the Vice-Chair of the Planning Committee for 2015/16. Cllr Sankey proposed, seconded by Cllr Baines that Cllr John Glover be Vice-Chair of the Planning Committee. **Resolved:** *The Council unanimously resolved that Cllr. Glover be Vice-Chair of the Planning Committee for 2015/16.*

027/15 **Declarations of Interest:** Cllrs Glover and Sankey declared an interest in agenda item 4d), 428, Redstocks, as the applicant was known to them both.

028/15 **Public Participation:** There were no members of the public in attendance.

029/15 **Planning Applications:** The Council considered the following applications and made the following comments:

a) **15/03458/FUL – 16, Shaw Hill, Shaw. SN12 8ET.**  
Second storey extension. Applicant: Mr. Malcolm Ellis.  
**Comments:** *The Council has no objections.*

b) **15/03555/PNCOU – Oakley Farm, Lower Woodrow, Forest. SN12 7RB.**  
Prior notification for a change of use of Agricultural Building to Dwellinghouse (RESUBMISSION). Applicant: Mr. Simon Chambers (LPC Tull Ltd).  
**Comments:** *The Council OBJECTS on the grounds of the original refusal under application 14/05241/PNCOU and fully supports the comments made by the Officer in the decision notice.*

- c) **15/03598FUL – Rose Cottage, 184 Woodrow Road. SN12 7RF.**  
 Extend existing conservatory to the front extension.  
 Applicant: Mr. Kittermaster.  
**Comments:** *The Council has no objections.*
- d) **15/03661/FUL – 351, Snarlton Lane. SN12 7QP.**  
 Single storey front elevation and two storey side elevation.  
 Applicants: Claire Holbrook and Daniel Turner.  
**Comments:** *The Council has no objections.*
- e) **15/03727/FUL – 428, Redstocks, Melksham. SN12 6RF.**  
 Rear two storey extension to existing dwelling house. Applicant: Mr. Richard Todhunter.  
**Comments:** *The Council has no objections.*
- f) **15/03922/FUL – 110c, Middle Lane, Whitley. SN12 8QR.**  
 Extension to existing annex adjacent to garage. Applicant: Mr. Timothy Awmack.  
**Comments:** *The Council does not object providing that the annexe remains part of the principle dwelling and is not separated and sold off as separate dwelling at a later date.*
- g) **15/04058/ADV – The Milk Churn, Commerce Way. SN12 6AD.**  
 Advertisement Consent - Externally illuminated aluminium letters to North East Elevation. Applicant: Hall & Woodhouse.  
**Comments:** *The Council has no objections.*
- h) **15/04122/ADV – Land to North East of Cranesbill Road, Melksham.**  
 Advertisement Consent - 2 x "To Let" Boards. Applicant: Guildhall Estates (East Melksham) Ltd.  
**Comments:** *The Council has no objections.*
- i) **14/11295/REM – Former George Ward School, Shurnhold, Melksham. SN12 8GQ**  
 Reserved Matters application pursuant to outline permission W/11/02312/FUL for the erection of 270 dwellings relating to access, appearance, landscaping, layout and scale. Applicant: Persimmon Homes (Wessex). **AMENDED PLANS.**  
**Comments:** *The Council OBJECTS and makes the following comments:*

1. The Parish Council strongly objects to the 3 storey houses that have now appeared in the far bottom left corner of the layout plan and at the entrance to the development. The Council feel that the height of the buildings should taper upwards as you approach the development, and not to have the highest buildings as you approach the development, so prominently.

2. The Parish Council wishes to see as much of the existing hedgerows retained as possible and strongly object to the incorporation of hedgerows into the gardens of houses as in the South West corner. This has

happened with recent development elsewhere in the parish and the private residents removed the hedgerows immediately on occupation. The hedgerow should be retained along all the roads except where access routes will be made, and provision should be made to replace any hedges where possible. There have also been a lot of trees planted on the George Ward site, many dedicated in the memory of former pupils and these too should be protected where possible.

3.The Parish Council felt it is totally unacceptable for any vehicles to have access onto Dunch Lane and the amended plans shows 3 houses (with 6 parking spaces/accesses) having direct access onto Dunch Lane. There is no footway on this section of Dunch Lane. The access would also require the removal of the existing hedgerow in this area.

4.The document “Revised Landscape Masterplan” uploaded 12<sup>th</sup> May 2015 has an annotation “Proposed supplementary shrub and tree planting boundary, filling in the gap within the existing hedgerow and **maintaining the rural character of Dunch Lane**”. The Parish Council felt very strongly that the addition of 3 storey houses at the corner of Dunch Lane and the vehicular access onto Dunch Lane would severely impact on the loss of Dunch Lane’s rural character.

5.The Parish Council felt it is unacceptable that residents from 270 houses will be opening out onto the A365 with no “**no right turn**” in place. The A365 will require a third lane to enable traffic to pass those waiting to turn in or out of the development. There were also concerns about the access to the coach park via Dunch Lane, which has no pavement.

6.The Parish Council expect to see dropped kerbs at the new main entrance, and that the current eastern entrance of the site to be made good. (Please note that there is a current Area Board issue raised about the provision of dropped kerbs along the Bath Road (issue: 3843 “A pair of dropped kerbs to be installed at the bottom of Middle Lane to enable residents from Whitley to get into the town centre via the footways. At present residents cannot cross Middle Lane. This is the only dropped kerb required that prevents them getting into town. The other crossing without dropped kerbs is the old service entrance to George ward school which will be addressed by the development of the site for housing; as presumably will be the narrow footway from Dunch Lane to the George Ward site which may be too narrow for a mobility scooter.”).

7. The Parish Council felt that the Public Open Space D is not usable as open space as it will contain an attenuation pond, with the surrounding area boggy too.

8. The Parish Council felt that there is not enough room on the Bath Road and Dunch Lane for a cycle path (as requested by residents of Shaw & Whitley) and the retention of the hedgerows with the present design.

- 030/15 **Update on decisions for long standing applications:** The Council noted the following:
- a) **W14/11315/OUT – Land at Snarlton Lane**  
Erection of 14 new residential dwellings and associated access. Nothing to update.
  - b) **W14/01461/OUT & W14/06938/OUT – Land East of Spa Road. 450 dwellings.** Nothing to update.
  - c) **W14/03652/OUT – 303 Sandridge Road. 24 dwellings.** The Clerk reported that S106 agreement had already been signed with no consultation with the Parish Council. She reported that she had spoken to the Spatial Planning Department, explaining that this decision contradicted Wiltshire Council’s statement that “Parish and Town Councils are well placed to articulate the needs of the local community”. The Parish Council had requested that some of this S106 contribution had been earmarked for the additional street lighting between Skylark Road and the new roundabout, and questioned where this funding would now come from. **Recommendation:** *The Council write to Wiltshire Council pointing out their own contradiction and expressing concern about the lack of consultation.*
- 031/15 **Planning Decisions:** The Council noted the following decision:  
**15/02208/PNCOU Holding No 45/176/0231 Land off Shaw Hill, Shaw.**  
Conversion of agricultural building to provide 2 new dwellings. Prior approval refused.
- 032/15 **New Forest & Sandridge School:**
- a) **Planning enforcement issues re: football pitches:** The Clerk reported that she had contacted the planning officer twice with regard to the height of the football pitches, but as yet had received no response.
  - b) **School Scheme for Hall Lighting from S106 Funding:** The Clerk reported that correspondence had been received from the school saying that they were intending to spend £7,608.00 of s106 money on stage lighting and were asking for the council’s approval of this spend. The Council wished to fully support the school, but felt that the situation with regard to the installation of a footpath to enable the children to access the school from Ingram road was a priority and that on this occasion the S106 money would be better spent on getting a footpath built before the school was due to open. It was considered that the lighting could be installed at a later date once the school was up and running. It was also noted that if the school should become an Academy in the future that this could affect the stage being used as a community facility. **Recommended:** *The Council write to the school, Wiltshire Council, the developers and Wiltshire Cllr Jon Hubbard stating that they feel that the footpath is an urgent requirement and that the S106 money should be spent on its construction.*
  - c) **Update from CATG meeting held 13<sup>th</sup> May:** It was noted that CATG was to hold a site meeting on Thursday 28<sup>th</sup> May to consider the installation of a

footpath. Wiltshire Cllr Seed, Chair of the CATG, had conceded that the lack of a footpath was an omission on the part of the planners and that the issue of how children from the Ingram Road area would access the school should have been addressed during the planning process.

033/15 **Wiltshire Council Planning Consultations:**

**a) Wiltshire Core Strategy Partial Review:**

The Council discussed their response to this consultation. **Recommended:** *The Council submit the following comments in response to the Wiltshire Core Strategy Partial Review:*

**Do you agree with the proposed planning policy issues (policy gaps) identified?**

No

**If you have answered 'NO' to the above question, please give details, ensuring that you provide the relevant Issue Reference number (Starting with 'PR') as set out in the Scoping Consultation Document. Please give details of any policy issue(s) you consider should not be incorporated within the Wiltshire Core Strategy Partial Review and your reasons for this.**

Other

**Are there any other planning policy issues that the council should consider within the scope of the Wiltshire Core Strategy Partial Review? What are those issues and why should they be considered?**

APPENDIX A: DETAILED REVIEW OF SAVED POLICIES

General response:

**Comments:** *Melksham Without Parish Council believes that there should be an equalization across the policies, so that development is across the county, and not weighted to the North & West parts of Wiltshire.*

Page 24

E1B New Employment Land Allocation: south and west of Bowerhill Industrial Estate, Melksham (34.5ha) (WWLP)

“Relocation of the existing Christie Miller Sports Field will be subject to a firm commitment which secures an alternative location, timing of implementation, and an equivalent level of formal sports provision to meet the needs of the locality.

Current Position: Site forms part of CP15 for Melksham.

Recommendations: Amend CP15 to ensure that saved policy is incorporated comprehensively as follows: Add to para 5.80 Relocation of the existing Christie Miller Sports Field will be subject to a firm commitment which secures an alternative location, timing of implementation, and an equivalent level of formal sports provision to meet the needs of the locality.”

**Comments:** *The Parish Council requests that the “Christie Miller Sports Field” is clearly defined and identified on a map. The land originally referred to the old rugby playing field, running track and golf course which has now been partially built on (Herman Miller*

site). If this is the land referred to, please inform the Parish Council where the replacement land with its equivalent formal sports provision is. More recently, the "Christie Miller Sports Field" is used by people to describe the football field which was formally transferred as a community asset from Wiltshire Council to Melksham Without Parish Council in July 2012 and was immediately dedicated as a "Field in Trust" and as such the football field now known as Queen Elizabeth II Diamond Jubilee Field is protected in perpetuity. See Map (unable to attach or insert, will send by separate email).

#### Page 42

##### S2 Primary Schools (WWLP)

"Land is allocated in the following areas, as broadly identified on the Proposals Map, for new or extension to existing primary schools:

1. Bowerhill, Melksham
2. East of Melksham – 1.84 hectares (4.5 acres)"

**Comments:** *The Parish Council agrees with the Recommendation to DELETE this policy as Bowerhill Primary School opened in 1991 and was refurbished in 2005/06. The East of Melksham primary school (Forest & Sandridge) is currently being constructed and is due to open in September 2015.*

#### Page 42

##### CF7 Bowerhill (WWLP)

"CF7 A site for a community hall and educational use is allocated to the east of Halifax Road, Bowerhill, as defined on the Proposals Map.

Current Position: Proposal is only partially completed and therefore policy should remain to ensure sustainable development.

Recommendations: Consider incorporating text within the WCS Melksham Community Area to ensure delivery of community hall and/or education facilities."

**Comments:** *The Parish Council recommends that this policy is DELETED as both the school and village hall have been built. Bowerhill Primary School opened in 1991 and was refurbished in 2005/06. Bowerhill Village Hall is located on the same site and opened in 2005. The Village Hall only has a 99 year lease; if this is insufficient then the requirement remains for a policy for a Community Hall at Bowerhill in the WCS.*

#### Page 42

##### CF8 Community Health (WWLP)

"Land adjacent to and including the Melksham and Trowbridge Hospitals, as defined on the Proposals Map, is allocated for the development of community health care facilities.

Current Position: Proposal is only partially completed and therefore policy should remain to ensure sustainable development.

Recommendations: Consider incorporating text within the WCS Melksham and Trowbridge Community Area to ensure delivery of community hall and/or education facilities.”

**Comments:** *The Parish Council **strongly disagrees** with this Recommendation as the original policy in the WWLP was for the development of community **health care** facilities and the recommendation does not reflect this. The WCS should incorporate new text for the Melksham Community Area to ensure delivery of community health facilities.*

Page 68

T8 Melksham Railway Station (WWLP)

“Land at Melksham Station, as shown on the Proposals Map, is safeguarded from inappropriate development. Planning permission will not be permitted on the safeguarded land if it would be likely to prejudice the future enhancement of rail services from the station.

Proposals for the redevelopment of the adjoining GEC site will require the reservation of sufficient land and a general layout for a transport interchange to serve a relocated Melksham station. The interchange will include bus parking, turning and stopping areas, car parking facilities, a taxi rank, a passenger facility area and a footbridge location. Development proposals will also be required to provide highway and pedestrian access to the site boundary to facilitate future access to a relocated Melksham station.

Recommendation: To DELETE as replaced by CP66 (Strategic Transport Network). No longer required.

**Comments:** *The Parish Council **strongly disagrees** with the recommendation to Delete this policy. The CP66 policy is not detailed enough; it states that “the development and/or improvement of the following railway stations will be promoted and encouraged. B. Melksham Railway Station.” This in no way safeguards specific land for the development of the bus terminus, the footbridge etc. as detailed in the original policy, which needs to be identified on the Proposals Map as per the WWLP original text.*

**b) Statement of Community Involvement:** The Council noted this consultation.

Meeting closed at 8.20pm

Chairman, 22<sup>nd</sup> June, 2015