

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 19th October 2015 at Crown Chambers, Melksham at 7.00 p.m.

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

Apologies: None.

Housekeeping: Cllr. Wood welcomed all to the meeting and explained the evacuation procedures in the event of a fire.

324/15 **Declarations of Interest:** None.

325/15 **Public Participation:** There were no members of the public present.

326/15 **Planning Applications:** The Council considered the following applications and made the following comments:

a) 15/08809/FUL – Roundponds Solar Farm, Roundponds Farm, Shurnhold, Melksham, Wiltshire. SN12 8DF. Proposed standby generator compound to include steel acoustic lined containers, external fuel tanks, transformers and acoustic fencing, in order to provide backup power to the National Grid.
Applicant: Roundponds Energy Ltd.

***Comments:** The Council do not object, however, where possible they would like to see existing hedgerows maintained and a planting scheme put in place to screen the acoustic attenuation fencing and further enhance the acoustic barrier.*

b) 15/08277/FUL – 19, Hastings Road, Bowerhill, Wiltshire. SN12 6BF.

Single storey rear sun lounge extension & part garage conversion to a bathroom.
Applicant: Mr. S. Wilcox.

***Comments:** The Council have no objections.*

c) 15/09408/FUL – 2A, Mallard Close, Bowerhill, Wiltshire. SN12 6TQ. Use of annexe as beauty salon. Applicant: Mrs. Tracy Cooper.

***Comments:** The Council OBJECTS to this application as it would create a commercial business in a residential area. Additionally it has concerns about the running of any business that requires customer parking in an area which already suffers from parking issues.*

d) 15/09409/FUL – Unit 14, Indus Acre, Avro Way, Bowerhill, Wiltshire. SN12 6TP. Change of use from Class B1 (Business) to Class B8 (Storage or Distribution) together with minor external alterations. Applicant: Screwfix Direct Ltd.

***Comments:** The Council have no objections.*

e) 15/09014/FUL – 4, Brampton Court, Bowerhill, Wiltshire. SN12 6TH

Subdivision of existing dwelling to provide 1no. 3 bed unit and 1no. 2 bed unit.

(Resubmission of previous application 15/04347/FUL). Applicant: ESP Letting Ltd.

Comments: The Council **OBJECTS** to this application on the grounds that this "granny flat" should remain an annexe to the principle dwelling and not separated to create two separate dwellings. As such it wishes to reiterate its previous comments made on 9th June 2015 against the previous application 15/04347/FUL:

The previous alterations to the property under p/a W/80/1426 for a "two storey extension to the side of the property to provide a granny flat" was given permission with the following condition: "In order to define the terms and extent of this permission and enable the Local Planning Authority to ensure that the proposed dwelling extension 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 a part of the main dwelling and it shall not be severed there from". The Council feel that this 1980 condition should still apply.

- f) **15/09595/FUL – Verbena Court, Cranesbill Road, Melksham, Wiltshire. SN12 7GS.** Change of use of Unit 2 from A1-A5, D1 to A1-A5, D1 or betting shop. Applicant : Guildhall Estates (East Melksham) Ltd.

Comments: The Council have no objections.

- g) **15/09616/FUL – 9, Hercules Way, Bowerhill, Melksham, Wiltshire. SN12 8TS.** Change of use from customer services warehouse and distribution to light industrial use. Applicant: Superior Creative Solutions.

Comments: The Council do not object, however, they would like to see a condition imposed which prevents doors from being left open or propped open during the summer months, as residents have previously complained about manufacturing noise from the industrial estate when this occurs.

- h) **15/09689/FUL – Frogditch Farm, 225 Lower Woodrow, Forest, Wiltshire. SN12 7RB.** Erection of replacement dwelling. Applicant: Mr. D Sully.

Comments: The Council do not object to this application, however they noted that new gate pillars have been erected at the entrance to the existing property and query whether a retrospective planning application should be submitted.

- i) **15/09773/TEL – Telecom Determination – Land South of falcon Way, Bowerhill, Wiltshire.** Application for prior notification of proposed replacement of 12m replica telegraph pole supporting shrouded antennas with 12.5m pole supporting shrouded antennas, installation of 2 x 600mm diameter dish antennas, 2 equipment cabinets and ancillary works. Applicant: EE Ltd and Hutchison 3G UK Ltd.

Comments: The Council have no objections.

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Planning Decisions:

- a) **15/06732/FUL 63 Shaw Hill:** Alteration of dwelling to created 2 detached dwellings, plus the erection of 2 new detached dwellings and associated works.

i) The Committee noted that this planning application was approved with conditions by the Western Area Planning Committee on 14th October, 2015.

ii) The Committee noted correspondence from neighbouring residents.

b) 14/06938 & W/14/10461 Land East of Spa Road (450 dwellings): The committee noted that these applications were still in the system at Wiltshire council and that there was no planned date for it to go before the Strategic Planning Committee.

c) 14/10385/VAR Land south west of 429 Redstocks (Change of use from agriculture to mixed use): The Committee noted that Planning Inspectorate had dismissed this appeal.

- 328/15 **Street Naming:** The developers of 8 new dwellings at the rear of 65-72 Berryfield had requested the input of the Parish Council with regard to the naming of this new street. The Committee discussed the possibility of naming the road after a previous Parish Council Chairman which was the reason behind the naming of Padfield Gardens in the past. However, due to Berryfield's links with the old RAF base at Bowerhill and the recent refurbishment of "Kelly's Lamp", it was considered more apt to chose a name linked to this. **Recommended:** *The street for the new development to the rear of 65-72 Berryfield to be named "Kelly Close".*
- 329/15 **Street Furniture:** Due the problems trying to get bins, benches and dog fouling signs installed in the East of Melksham development, the Asset Working Party had requested that the Planning Committee requests street furniture as part of the conditions when considering future planning applications. **Recommended:** *The request for street furniture when considering planning applications is written into the Planning Policy.*
- 330/15 **Procedure for Input by Parish Council into s106 and CIL Funding Agreements:** The Clerk had repeatedly asked Wiltshire Council for clarification on the procedure for input into s106 and CIL agreements for applications within the Parish. A reply had eventually been received from Mike Wilmot, Wiltshire Council Area Development Manager. Mr. Wilmot had stated that *"Where the developer arranges pre-application consultation, the opportunity should be taken to raise the matter directly with them. Otherwise, it should be raised at the time of the consultation response on the planning application"*. The Committee noted that the Parish Council already does this if a consultation arises, however they are not included in the pre-application process and as such cannot comment directly to the developer. With regard to queries with historic s106 agreements, Mr. Wilmot had suggested that the Parish Council contact Colin Brown, Wiltshire Council's Leisure Strategy and Play Officer, to see if he is aware of any unspent monies collected for the Parish that could be used in accordance with the terms of any such agreements. **Recommended:** *1. The Clerk reply to Mr. Wilmot thanking him for his response, but stating that the Council are confused by his statement as Parish Councils are not aware of pre-application consultations that developers hold with Wiltshire Council and so do not understand how they can raise the matter directly with the developers. If developers choose to hold a public consultation then the Parish Council may attend, but currently they are not involved and do not meet with developers at the pre-application stage. As such the Parish Council would like to query with Wiltshire Council whether there has been a change in policy to include Parish Councils in pre-application discussions. 2. The Clerk query the state of play with current and pending s106 Agreements for W14/03652/OUT- 24 dwellings at 303, Sandridge Road, W13/00524/FUL – 13 dwellings at Former Forest & Sandridge School Site,*

W14/11315/OUT – 10 dwellings at Snarlton lane and 14/06938/OUT & 14/10461/OUT – 450 dwellings at Land East of Spa Road. 3. The Clerk contact Colin Brown to query potential historic s106 funding that may be available for the parish.

- 331/15 **Procedure for raising Tree Preservation Orders (TPO):** As per Min.246/15f, the Assistant Parish Officer had investigated the procedure for raising TPOs and reported that the criteria included that the trees in question should be of good quality, in good condition, meet the minimum size requirement and should be of visual importance from public areas. The proposer should state why the TPO was needed and that a TPO could not be used solely to block development. Cllr. Brindle had taken a look at the trees and reported that to the South of Christie Miller were a line of Horse Chestnut trees and to the north a line of small leafed Lime trees, which create an avenue along Lancaster Way. All of these trees met the minimum size requirement. The Committee considered it important to acknowledge that they were in favour of the redevelopment of the old hangers, but wished to protect the trees due to their historical importance and the effect of them on the visual amenity of the area. ***Recommended:*** *The Council apply for a TPO to cover all of these trees on the grounds of historical importance and to maintain the visual amenity.*
- 332/15 **Wiltshire Housing Land Supply Statement:**
- a) **Update from Wiltshire Council for Next 5 Years:** The Committee noted Wiltshire Council's briefing note on the housing land supply as at April 2015. The site allocations plan will not be produced before April 2016, with submission for examination in the summer of 2016.
 - b) **Government Intervention:** The Committee noted an article on Government intervention should councils fail to deliver house building in their areas.
- 333/15 **Wiltshire Council's response to the Habitats Regulations Assessment of 14th Onshore Oil and Gas Licensing Round, consultation on proposed assessment, oil & gas authority (Aug 2015):** The Committee noted Wiltshire Council's briefing note and response, and that Wiltshire Council shared the Parish Council's concerns. ***Recommended:*** *The Council send a copy of their previous comments and concerns to Michelle Donelan MP.*
- 334/15 **Corsham Neighbourhood Plan:** The Committee noted the Corsham Neighbourhood Plan Area had recently been designated by Wiltshire Council.

Meeting closed at 7.57pm

Chairman, 16th November, 2015