

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 20th July 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, Steve Petty, Mike Sankey and Paul Carter.

Apologies: None.

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

172/15 **Declarations of Interest:** There were no declarations of interest

173/15 **Public Participation:** There were no members of the public in attendance.

174/15 **Planning Applications:** The Council considered the following applications and made the following comments:

a) **15/05932/LBC – Pear Tree Inn, Top Lane, Whitley, Melksham, Wiltshire. SN12 8QX** Internal refurbishment of ground floor bar and restaurant including new relocated bar servery, 5no. wall openings, new solid fuel stove, removal of recent ceiling. Applicant: Punch Taverns.

Comments: *The Council has no objections.*

b) **15/05953/FUL – Hampton Park West, Melksham, Wiltshire. SN12 6GV.** Installation of 2no. external windows at first floor level. Applicant: G Plan Upholstery.

Comments: *The Council has no objections.*

c) **15/06356/FUL – 26, Beanacre, Melksham, Wiltshire. SN12 7PT.** Proposed roof alterations, side and rear extension. Applicant: Mrs. Theresa Perry

Comments: *The Council has no objections.*

d) **14/113115/OUT – Land at Snarlton Lane.** Proposed erection of 10 new residential dwellings and associated access. Applicant: Kavanaghs Estate Agents.

Comments: *The Comments on this application made by the Parish Council on 18th February 2015 still stand.*

The Council considered the revised plans and welcomes the decrease in the density of dwellings from 14 houses to 10, and the change to the site layout. However, the creation of a second access onto Snarlton Lane is undesirable and does not address the previous issues raised of access onto Snarlton Lane. The Council re-iterates its comments from the 18th February with regard to foul and storm drainage as these issues have not been addressed within the revised plans.

The Council wishes to express its concern that once again Wiltshire Council did not initially consult the Parish Council with regard to the amended plans. The Parish Council only became aware of these amended plans via a local resident.

- 175/15 **Planning Decisions:** The Council noted that the following application was REFUSED by Wiltshire Council Strategic Planning Committee:
14/11919/OUT – Land Off A365, Shurnhold, Melksham, Wiltshire. Outline application with all matters reserved except for access, for demolition of existing structures and construction of up to 263 dwellings with access, open space, landscaping and associated works.
Cllr Carter had attended this meeting and had spoken on behalf of the Parish Council. He reported that the application was unanimously refused and had violated 10 points from the Core Strategy. Wiltshire Council considered that the developers would appeal against this decision, but felt that they had a water tight case. Cllr Baines stated that there was currently no solution for the problem of surface water drainage and that Southbrook was a problem as it was unable to carry the volume of water that tries to drain via it in adverse weather conditions.
- 176/15 **Planning Appeals:** The Council considered the following:
14/10213/CLP – Sandridge Park House, Sandridge Hill. Stationing of a mobile log home to provide ancillary staff accommodation. Appeal against decision to not issue Lawful Development Certificate. **Recommended:** *The Council re-submit previous comments made to Wiltshire Council on 25th March, 2014, to the Planning Inspectorate.*
- 177/15 **Premises Licence Variation for the Pear Tree Inn, Whitley.**
The Council noted that this agenda item had been addressed by the Full Council on Monday 13th July, 2015 under Min.158/15c).
- 178/15 **Wiltshire Housing Site Allocations Development Plan Document – Further Consultation with Large Villages – Review of SHLAA Sites in Shaw & Whitley (consultation closing date Tuesday 12th August 2015):**
The Clerk advised that the deadline date for this consultation was prior to the next full council meeting on Monday 14th September. The proposed SHLAA sites had been displayed in Shaw Village Hall at the CAWS community event on 24th June, but there had been no public feedback on individual sites. **Recommended:**
1. The Council submit the following comments to the Spatial Planning Policy Department in answer to question 4 of the consultation by the deadline date of 12th August 2015 - “Do you have any views on the possible identification of housing sites?”:
- Site 312 – Corsham Road (South of Site 3148 & North of Site 3248
There could be access problems with this site as this land is currently accessed across a private driveway. This land is on a flood plain and has been the subject of flooding issues although these have now been resolved. However, development on this land could create flooding issues further down stream to existing properties in Corsham Road. The site is identified for higher density

housing than on other sites and it was felt that this would not be in keeping with the surrounding existing properties.

Site 318 – Land South of Folly Lane (A365)

This is a Brownfield Site. Access to this land is via a narrow track and historically other properties situated on this track have suffered from flooding. In order for this site to come forward some revision of access onto the main road is required.

Site 325 – Land South of Shaw Hill (A365) and West of Norrington Lane

This site is considered wholly unsuitable. It is on the wrong side of the village of Shaw for access of facilities and would be inappropriate for social housing. There is no decent part of the road to cross as a pedestrian as it is on a bend and visibility is poor. The camber of the road is such that access onto the main road is already difficult for vehicles exiting Norrington Lane. Historically this land is believed to be contaminated as it was used to bury diseased cattle.

Site 1023 – Land south of brook and Site 3459 (Land South of First Lane)

This site is considered to be broadly favourable as long as due consideration is given to the fact that this site is on a flood plain and mitigation is put in place.

***Please note: this recommendation was not approved – please see Minutes of Short Full Council, 17th August 2015 (available on website from 15th September 2015).**

Site 3148 – Middle Farm, Corsham Road

This site was previously recommended for affordable housing and is considered suitable for an extension of the residential area of Whitley. This is more suitable for higher density housing than Site 312.

Site 3177 – Land to the South of the Villages of Shaw and Whitley (on both sides of the A365)

This site is considered unsuitable. This site is exceptionally large and is considered to be infill from Norrington Common, and would erode the separation of Shaw and Whitley from Melksham. The southern side of the site is on the wrong side of the main road from the village facilities and would constitute an urban extension into open countryside. This site forms part of flood zone 2 and historically has been the subject of severe flooding, with southbrook being unable to cope with the volume of water. Any development would need to be subject to a flood alleviation scheme. Shaw primary school is fully subscribed and has no capacity for expansion. The A365 is a very busy and congested at commuter times; highways improvements would be needed if any further development of this area took place.

Site 3246 – Land East of Corsham Road (opposite First Lane)

This site has been previously recommended and is considered suitable for an extension of the residential area of Whitley.

Site 3459 – Land South of First Lane (North of brook and Site 1023)

This site is considered to be broadly favourable as long as due consideration is given to the fact that this site is on a flood plain and mitigation is put in place.

***Please note: this recommendation was not approved – please see Minutes of Short Full Council, 17th August 2015 (available on website from 15th September 2015).**

General note re: all SHLAA sites in Shaw & Whitley

Civil Engineers, Atkins, have been engaged by Wiltshire Council to conduct a flood mapping exercise of both villages following severe flooding on 5th August 2013, 24th December 2013 and 18th September 2014. All of these flood events have been fully documented. Many properties were flooded, some people were evacuated from their homes and a couple of families to this date have been unable to return to their homes. Wiltshire Council Principle Drainage Engineer described all three of these flooding events as 1 in 150 year storms. The Parish Council remains concerned that any further development of either of the villages could negatively impact further on the flooding issues that have yet to be resolved.

Shaw Primary School is currently at capacity and unable to extend its building any more. The general infrastructure of Melksham with regard to GP surgeries, dentists, and secondary school places are considered insufficient to support additional development. Additionally, all GP facilities are on the wrong side of Melksham for residents of Shaw and Whitley.

2. The Council submit the following comments to the Spatial Planning Policy Department in answer to question 5 of the consultation by the deadline date of 12th August 2015 – “Do you have an understanding of the level of housing growth that would be locally acceptable in your village between now and 2016?: No more than 10%; there are approximately 550 properties in Shaw and Whitley so this would equate to 50 – 55 dwellings across both villages.

It was noted that affordable housing or shared ownership housing was required for local families. Cllr. Baines reported that a housing needs survey was undertaken some years ago and this had identified a need for affordable homes in Shaw and Whitley. He queried whether this survey now needed updating.

179/15 **Wiltshire Housing Site Allocations Plan – Correspondence re: SHLAA Site 3459, Land adjacent to Lagard House, First Lane, Whitley:** The Council considered the merits of this site under the previous agenda item.
Recommended: *The Council send a non committal letter of thanks.*

180/15 **Planning Correspondence:**
15/05989/FUL – Land to the West of New East of Melksham School, Melksham. 2m wide link footpath from Ingram Road to meet newly constructed footpath to rear of New East of Melksham Primary School. Applicant: Melksham Without Parish Council:
The Council noted the correspondence and comments received by Wiltshire Council with regards to the application, in particular from residents requesting bins and landscaping. It was noted that all landscaping and maintenance was the responsibility of Green Square and the Parish Council had only been asked to

submit the planning application. The path is the required distance from residential dwellings.

Meeting closed at 8.28pm

Chairman, 17th August, 2015