

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 20th April 2015 at Crown Chambers, Melksham at 7.00 p.m.

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

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

Apologies: Cllrs Jan Chivers and Steve Petty

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

- 465/14 **Declarations of Interest:** There were no declarations made.
- 466/14 **Public Participation:** There were no members of the public present.
- 467/14 **Planning Applications:** The Council considered the following applications and made the following comments:
- a) **15/03061/FUL 7 Berryfield Close, Melksham, SN12 6ER Erection of single storey rear extension. Applicant: Mr M Williams**
Comments: The Council have no objections.
 - b) **15/03083/FUL – 171, Woodrow Road, Forest, Wiltshire. SN12 7RG Proposed altered vehicle access. Applicant: Mr. Andrew Beard**
Comments: The Council has no objections, as long as a replacement hedge is planted as shown on the proposed plan.
- 468/14 **Planning Decisions:** The Council noted the following decisions.
- a) **15/00085/FUL – 271, Sandridge Lane, Bromham. SN15 2JW Proposed demolition of existing dwelling and erection of replacement dwelling together with replacement of 85.3sqm total outbuildings. Applicant: Mr. E Bowen and Ms. L Bryant.**
Approved with conditions. The Council noted that applicant’s attention had been drawn to the following note: “A public footpath (MELW52) runs through the site. A minimum width of 2 metres (or 3 metres if bounded by fences) should be available for the public to use at all times”.
 - b) **15/00420/FUL – 68, Berryfield Park, Melksham. SN12 6EE. Demolition of number 68 Berryfield Park to provide access to create 8 dwellings to the rear of 65-72 Berryfield Park. Applicant: Selwood Housing**
Approved with conditions. The Council were disappointed that only one resident had attended the Western Area Planning Committee having requested the application to be “called in”. In the future, it would be stressed to residents asking for applications to be called in for a Committee decision, that there would be an expectation for them to appear at that Committee meeting to speak on the application. The Council were pleased to see that the conditions of the planning permission included those that they had specifically requested such as a construction traffic management plan and hours of working and deliveries.

The Council noted the Planning Officer's comments with regards to their query as to why the housing allocation number for Berryfield was quoted as coming off the "Rest of the Community Area" number and not the "Melksham & Bowerhill Area". "This statement was made in reading the preamble paragraphs preceding the Core Policy 15. I appreciate that housing numbers within the Site Allocations DPD include Berryfield with Melksham and Bowerhill however the DPD has not reached the same level of adoption as the Wiltshire Core Strategy. In either case there is an identified requirement for housing within the area to which this proposed development can go some way to meeting".

469/14 **Planning Appeal:**

- a) **14/03607/OUT Land North of Woolmore Farm, Bowerhill. Outline application for 13 dwellings and associated access.** The Council noted that an Appeal (APP/Y3940/W/15/3004697) had been made against the Refusal of this application. **Recommendation:** *The Council send their original objections to this application to the Planning Inspectorate and add that the application is outside of the Settlement Boundary as defined by the WWDC Local Plan 1st Alteration.*

470/14 **Draft Planning Obligations Supplementary Planning Document, draft Community Infrastructure Regulation 123 List and CIL policies consultation document.** The Clerk reported that the Planning Committee had given her delegated powers to reply to this consultation before the deadline of 22nd April. However, as the Committee were meeting before this deadline they had the opportunity to review before the comments were submitted. These comments were as per the excerpt of Min 457/14 of the last Planning Committee meeting held 30th March. **Resolved:** *The Council submit the comments detailed in Min 457/14 to Wiltshire Council.*

471/14 **CIL Training Presentation from Wiltshire Council:** The Clerk reported that David Way, Spatial Planning Officer at Wiltshire Council had shared a recent training presentation on CIL (Community Infrastructure Levy) for the Neighbourhood Plan Steering Group. This had been shared with the Planning Committee to keep them informed and up to date.

Meeting closed at 7.26pm

Chairman, 27th April, 2015