

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 28th September 2015 at Crown Chambers, Melksham at 7.00 p.m.

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

Apologies: John Glover (Council Vice-Chair).

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

244/15 **Declarations of Interest:** Cllr. Coombes declared an interest in agenda item 4d) as the applicant is his son's employer.

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

245/15 **Public Participation:**

Mr. Chris Beaver, the Agent for the developers of 303, Sandridge Road, planning application 15/08387/OUT, attended in support of the application. He explained that Newland Homes was a regional builder who had built numerous properties in Trowbridge. This development was for 2 and 2 ½ storey dwellings with a mix of 2 and 3 bedroom properties. There will be a single access with turning head and the site frontage will comprise of the 2 ½ storey properties.

Cllr Brindle queried whether any of these properties would be for social housing. Mr. Beaver replied that all the properties were on the open market as planning had been applied for before the rules regarding social housing had changed.

Cllr. Baines asked whether there would be both cycle and pedestrian access onto the Sandridge Road and whether the existing public footpath, MW28, was to be utilised. Mr. Beaver stated that this application would create a new footway and cyclepath from Sandridge Road to Fieldfare Way, however the old public right of way would remain. Cllr Baines queried whether a suitable staggered barrier would be provided on the access to Sandridge Road for road safety measures. Mr. Beaver replied that the developers would commit to providing a suitable barrier at this point. Cllr Sankey wished to know who would maintain public footpath MW28 long term, and whether the developers were committed to this. Mr. Beaver said that as Newlands Homes are buying the land that they would therefore take ownership of the footpath. The Council asked if Mr. Beaver could clarify this issue with the developers and suggested that if a new footway was created that it might be more prudent to seek a diversion order from Wiltshire Council for footpath MW28 to follow the newly created footway.

The council reconvened and agenda item 4c) was brought forward.

246/15 **Planning Applications:** The Council considered the following applications and made the following comments, bringing forward agenda item 4b:

a) 15/08660/REM – 303, Sandridge Common, Melksham, Wiltshire. SN12 7QR. Erection of 24 No. dwellings and associated works (Reserved Matters

application pursuant of outline permission 14/03652/OUT with matters relating to landscape, appearance, layout and scale). Applicant: Newland Homes Ltd.

Comments: *The Council have no objections, however wish to make note that public footpath MW28 crosses this land and that the application does not make clear ownership and subsequent future maintenance of this footpath. This Council wishes to see this clarified before permission is granted.*

b) 15/08387/OUT – Woolmore Farm, Bowerhill, Melksham, Wiltshire. SN12

6QZ Outline application for 8 dwellings and associated access (outline application to determine layout, scale and access - Resubmission of 14/03607/OUT). Applicant: Mr. Adrian Turner.

Cllr Brindle stated that the plans appeared to indicate that this application could form part of a larger development for a further 18 dwellings on Wiltshire Council owned land, and that the Council should object as per its original comments. The Clerk reported that she had spoken to the Officer at Wiltshire Council on this matter and that the planning application at the moment was for 8 dwellings and that any further development would be subject to the same planning application conditions regardless of the applicant. Cllr Baines stated that although this application was for 8 dwellings rather than 13, which the Council should object as per Wiltshire Council's refusal notice to the previous application.

Comments: *The Council **OBJECTS** to this application and wishes to reiterate its previous comments made on 6th June 2014 against application W14/03607/OUT, in that it considers this application to be back land development that would have a detrimental affect on the setting of the neighbouring Jacobean Manor listed building. The Council also had concerns that the access is very close to the roundabout and pedestrian crossing and would cross the dual use footpath used by children accessing Melksham Oak Community School both on foot and cycling.*

Should this application be successful, the Council wish to see the following conditions imposed:

- *There should be a 20mph limit on the site.*
- *Any new access to this site would impact on the cycle path and the footway and there should be no disruption to this path to the Melksham Oak School.*
- *The indicated access is unacceptable due to its proximity to the pedestrian crossing on the A365.*

c) 15/08592/FUL – Roundponds Farm, Surnhold, Melksham, Wiltshire. SN12

8DF. To create a hardcore area to the rear of the buildings in order to store agricultural machinery. Applicant: Mr. Trevor Guley

Comments: *The Council have no objections.*

d) 15/08767/FUL – The Barn House, 7, Shaw Road, Shaw, Melksham,

Wiltshire. Retractable swimming pool enclosure. Applicant: Mr. Dominic Hayhoe

Comments: *The Council have no objections.*

e) **15/08804/ADV – The Water Meadow (New Build), Snarlton Lane, Melksham, Wiltshire. SN12 7CG.** 3 externally illuminated individual letters, 3 externally illuminated Marston's logos, 1 internally illuminated wall logo, 2 externally illuminated double sided twin post signs, 1 internally illuminated twin post sign. Applicant: Marston's PLC

Comments: *The Council have no objections, but consider that this is excessive signage for one building.*

f) **15/08259/DEM – Cooper Tyre and Rubber Company Europe Ltd., Hangers 1 - 8, Lancaster Way, Bowerhill, Melksham, Wiltshire. SN12 8AA.** Proposed demolition of hangers 1 to 8. Applicant: Westrock Garfield Ltd.

Comments: *The Council have no objections, but have concerns over the safety of neighbours and wish to see that monitoring of air quality takes place as this is not mentioned in the application. Additionally, to the north of Christie Miller there are some small leaved lime trees and to the south some horse chestnut trees whose canopies extend into the site. The Council would like to see some Heras fencing erected to prevent damage to these trees from heavy plant.*

Cllr Sankey suggested that the whole line of trees on this stretch of Lancaster Way be considered as a Tree Preservation Area. **Resolved:** *The Clerk to investigate the process of registering these trees as a Tree Preservation Area.*

g) **15/08331/FUL & 15/08427/LBC – Monkton House, Melksham Road, Broughton Gifford, Wiltshire. SN12 8PA.** Applicant: Mr. and Mrs. Kirk.

15/08331/FUL - Construction of swimming pool and garden outbuildings, reposition gate posts, erection of new gates and alterations to entrance. Rebuilding of garden wall and addition of solar panels to curtilage listed outbuilding & **15/08427/LBC** - Internal and external alterations to main house including replacement windows. Alterations to existing curtilage listed outbuildings including conversion to pool house, replacement roofing and external doors, erection of flue and solar panels. Rebuilding of garden wall

Comments: *The Council have no objections providing the plans meet the approved recommendations of the Conservation Officer.*

247/15 **Planning Decisions: 14/11295/REM – Former George Ward Site:** The Council noted that this planning application was approved by Wiltshire Council Strategic Planning Committee on Wednesday 23rd September, 2015. Cllr Carter had attended this meeting to represent the Council and reported the following:

- The hedgerows along the front of the site will be protected. Hedgerows forming part of individual gardens will be subject to a 5 year notice of containment, protecting them from removal for that period of time.
- There will be footways on both sides of Dunch Lane and double yellow lines on the section by the 4 new dwellings that front onto Dunch Lane.
- Properties with accesses onto Dunch Lane will remain.
- The request from the Parish Council for dropped kerbs was not confirmed, as it was reported at the meeting that there could be health and safety issues with dropped kerbs in certain locations.
- There was to be £25,000 put into improving the footways from Dunch Lane to Shaw Primary School.

- The Sports Facilities are still showing on the plans as to remove them would have constituted too large an amendment to the plans and new plans would have had to have been submitted.
- Traffic Plan – The Parish Council comments had been noted and would be incorporated into the plan where possible.

The Council were very disappointed that the property accesses onto Dunch Lane still remain and felt that this was effectively development on Dunch Lane as it was not within the curtilage of the site. The Clerk reported that she had sought clarification with regard to the situation with the dropped kerbs. As the sports facilities were not going to be provided the Council queried where the S106 would be spent and felt that it was unacceptable that all the sporting facilities would be located on the other side of Melksham. **Recommended:** *The Clerk query the S106 spend for this development and request that if formal sporting facilities are not being provided that the money be spent on informal recreation facilities for the residents of this area.*

248/15 **Planning Enforcement: 15/00856/ENF:** Breach of conditions on approved plans **13/06707/FUL – Land South of Leechpool Farm, Norrington Lane, broughton Gifford, Melksham, Wiltshire. SN12 8LS (Shurnhold/Roundponds Solar Farm)**

The Committee noted this enforcement. The Clerk reported that an additional planning application had been submitted, 15/08809/FUL - 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.

249/15 **Melksham Neighbourhood Plan – Housing Task Group:** The Committee noted the Town Council's response to Housing Task Group with regard to its strategic view on future housing development.

250/15 **Correspondence:** The Committee noted correspondence from Wilts and Berks Canal Trust in response to comments made by Semington Parish Council on the Melksham Link Master Plan.

Meeting closed at 8.06pm

Chairman, 12th October, 2015