

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 29th June 2015 at Crown Chambers, Melksham at 7.00 p.m.

Present: Cllrs. John Glover (Council Vice-Chair), Alan Baines, Gregory Coombes, Rolf Brindle, Steve Petty and Paul Carter.

Apologies: Cllrs. Richard Wood (Council Chair) and Mike Sankey

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

119/15 **Declarations of Interest:** There were no declarations of interest

120/15 **Public Participation:** There were no members of the public in attendance.

121/15 **Planning Applications:** The Council considered the following applications and made the following comments:

a) **15/05172/FUL & 15/05239/LBC – 74, School Lane, Shaw, Melksham, Wiltshire. SN12 8EJ** Proposed Porch. Applicant: Mr. John Abbott
Comments: *The Council has no objections.*

b) **15/05232/FUL – 14, Lysander Road, Bowerhill, Wiltshire. SN12 6SP**
New Industrial compound with access off Westinghouse Way.
Applicant: Mr. Colin Pearce.
Comments: *The Council does not object, but wishes to see the existing trees and hedgerows retained. The plans show that the access crosses Highways land and the Council queries whether the proposed compound is being built on Highways land. Additionally, car parking is shown on the plan, however parking is not mentioned in the application and the Council queries this lack of correlation.*

c) **15/05698/FUL – 1, Hampton Park West, Melksham, Wiltshire. SN12 6GU.** Removal of grass mounds and installation of concrete hardstanding. Applicant: G Plan Upholstery Ltd.
Comments: *The Council has no objections.*

122/15 **Parish Council's own application:** The Council noted its own application.
15/05989/FUL – Land to the West of New East of Melksham School, Melksham, Wiltshire. 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.

123/15 **Planning Appeals:** The Council considered the following:
14/10385/VAR – Land South West of 429, Redstocks, Melksham, Wiltshire. SN12 6RF. Variation of conditions of W/12/01907/FUL to allow changes to storage of fencing materials and ancillary landscaping materials. (Appeal start

date 4th June 2015). **Recommended:** *The Council re-submit previous comments made to Wiltshire Council on 1st December, 2014, to the Planning Inspectorate.*

124/15 **Planning Enforcement:** The Council noted the latest update on enforcement action on the following application, that had been refused.:
13/06053/VAR – 112 Beanacre, Melksham, Wiltshire. SN12 7PZ.
Retrospective application for garden walls and fences to the rear.

125/15 **Premises Licence:**
The Pear Tree Inn, Whitley. Application to vary a premises licence.
The application is to permit the following:

- Sale of alcohol on Monday to Sunday from 10:00hrs until midnight.
- Late night refreshment on Monday to Sunday from 23:00hrs until midnight.
- Opening hours from 07:00hrs until 00:30hrs Monday to Sunday.
- Residents staying within the letting rooms and their bona fide guests will be permitted access to the premises and for alcohol to be sold to them 24hrs a day. They will also be permitted late night refreshments between 23:00hrs and 05:00hrs.
- Remove all of the converted conditions listed under Annex 2A.
- Add conditions as set out in the operating schedule.

The Council noted that this establishment is in a very rural area with the access adjacent to residential properties. **Recommended:** *1. The Council propose that the opening hours are set at 12:00 to midnight 6 days a week, with a closing time of 11:00pm on a Sunday and on sales only; no off licence sales. 2. The Council seek clarification from Wiltshire Council that the application is for on sales only.*

126/15 **School Places and Capital Cost Multipliers for Section 106 Agreements:**
The Council noted the Wiltshire Council policy for requesting infrastructure contributions where a need for extra school places arises.

127/15 **Parish Council training for Community Infrastructure Levy (CIL):** The Council considered a request from Wiltshire Council for feedback to inform future training sessions. The Council noted, from information provided by Wiltshire Council, the maximum CIL receipts the parish could receive annually without an adopted Neighbourhood Development Plan was £358,800. This figure was based on 3588 dwellings in the parish. **Recommended:** *The Council submit the following questions to inform future training:*

- *What is infrastructure? Would like to see examples of what Town and Parish Councils can spend money on and what is actually on the Regulation 123 list.*
- *Clarification needed over what denotes an “area”. Does this refer to the Community Area or individual Parish Areas?*
- *Is there a difference between Local Authority spend and what Town and Parish Councils can spend?*
- *Distinction and clarification is required over what can be spent on Capital and what can be spent on Revenue.*
- *A template is required for accountability with regard to the 5year spend time restriction.*

128/15

Planning Correspondence:

Wilts and Berks Canal – correspondence from Semington Parish Council. The Council noted that this was a well constructed letter that raised lots of valuable points. **Recommended:** *The Council take into account the response from Semington Parish Council when it makes its own response to the Planning Application when received.*

Meeting closed at 7.37pm

Chairman, 13th July, 2015