

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 30th November 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.
Officers: Teresa Strange (Clerk) and Jo Eccleston (Assistant Parish Officer).

Three Melksham Town Councillors and two Town Council Officers.

Apologies: None.

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

403/15 **Declarations of Interest:** None.

404/15 **Visit from Chris Minors, Persimmon Homes: Re: Change of Use of Former George Ward School Playing Fields to Public Open Space:**

Chris Minors, Senior Planning Manager Persimmon Homes Wessex, reported that the initial intention for the playing fields at the former George Ward School site under application 14/11295/REM was for changing facilities and a car park. Due to the proposals for the facilities at the Melksham Campus and the approved permission for the Rugby facilities at Woolmore Farm, in addition to the land at the former George Ward being on a flood plain, Persimmon had applied for a Change of Use Planning Application for the playing fields to become Public Open Space. Mr. Minors confirmed that Wiltshire Council was the land owner and stated that the purpose of his visit was to establish whether the Parish Council either in conjunction with the Town Council or on their own would be willing to take over this land via land transfer and the subsequent management of this potential Public Open Space.

Cllr. Glover stated that the original planning application provided for a pavilion, sports pitches and a coach park and queried whether there was money available for the provision of alternative facilities on the site.

Mr. Minors replied that under the S106 Agreement that there was no provision for Public Open Space, only for an equipped children's play area on the development site. He added that there was no provision for public space per se, as any funds were directly attributed to the development itself and that this in effect would account to double counting by the Unitary Council.

Cllr Glover stated that if this were to be Public Open Space that it would be necessary to have a car park there to prevent parking in Dunch Lane.

Mr. Minors replied that there currently no obligation for Persimmon to provide this as it was Wiltshire Council land. However, with the submission of a new planning application for Change of Use, should this be successful they may well be a new S106 Agreement attached to it.

Cllr. Wood asked whether, if available, any S106 money would be passed to the Parish and Town Council if they agreed to take on the land.

It was noted that there is currently a lot of difficulty with S106 money and providing facilities for the residents of the East of Melksham Development. Green Square who manage the Public Open Space, have a very tight agreement with the developers, making it exceptionally difficult for the Parish Council to install even a public rubbish bin in that area.

Cllr. Brindle queried the current state of the land in question.

Mr. Minors replied that it was not completely overgrown and that the grass had been cut.

It was noted that the area of land to the West fell within the boundary of the Parish Council, and the land to the East within the Town boundary.

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

Town Cllr. Bruce Sanders asked whether any new S106 Agreement could provide for tree planting, foot paths and car parking on the land.

Mr. Minors responded that any S106 Agreement has to be relative to the development itself. Therefore it would need to be reflective to the impact caused by the development. Evidentially there would have to be an impact on car parking in Dunch Lane from those using the Public Open Space.

Town Cllr. Bruce Saunders considered that the Town and Parish Council would be the best vehicle to maintain that land and felt that this should be put to Wiltshire Council. He stated that he would ask for this to be put onto the Town Council Planning Agenda for the meeting on 4th January, 2016.

The Council re-convened.

Recommended: *The Council write to Wiltshire Council Portfolio Holder, Cllr. John Thompson, to investigate fully the possibility of land transfer and taking over the management of this land.*

405/15 **Public Participation:** There was no further public participation as all discussion took place under Min.404/15.

406/15 **Planning Applications:** The Council considered the following applications and made the following comments:

- a) **15/10243/FUL – 1, Springfield Gardens, Whitley, Melksham, Wiltshire. SN12 8RQ.** Demolition of garages and conservatory and erection of single storey wraparound extension and front alteration. Applicant: Mr. & Mrs. Collier.
Comments: *The Council have no objections.*

- b) **15/10756/FUL – 14, The Enterprise Centre, Lysander Road, Bowerhill, Wiltshire. SN12 6SP.** Proposed access and formation of compound for vehicle parking. Applicant: Bobbinsridge Ltd.
Comments: *The Council have concerns about the alteration of the drainage ditch and would like to see a review of the affect of this change, especially any impact of run off onto the sports pitches opposite, which are on lower ground. They would also like to see a condition placed on this application to ensure that the ditch to the south west boundary of the site is maintained as there will be an increased area of hard standing created by the additional parking which will increase run off. Additionally, they wish to see all the trees to remain and to be maintained.*
- c) **15/10788/FUL – Lowden Garden Centre, Folly Lane, Shaw, Wiltshire. SN12 8EZ.** Retrospective planning permission to retain marquee and ancillary spaces used for events, located to the south east of the site. Applicant: Lowden Garden Centre.
Comments: *The Council have no objections.*
- d) **15/11024/FUL – 71, Dunch Lane, Melksham, Wiltshire. SN12 7RB.** Proposed extension to conservatory. Applicant: Mr. Allen Scott.
Comments: *The Council have no objections.*
- e) **15/11167/FUL – Oakley Farm House, Lower Woodrow, Forest, Wiltshire. SN12 7RB.** Installation of 4no. roof lights on rear elevation and formation of bedroom, shower and study in roof space. Applicant: Mr. & Mrs. D. Turrell
Comments: *The Council have no objections.*
- f) **15/11168/FUL - Oakley Farm House, Lower Woodrow, Forest, Wiltshire. SN12 7RB.** Erection of general purpose agricultural building. Applicant: Mr. & Mrs. D. Turrell
Comments: *The Council have no objections.*
- g) **15/11559/VAR – Land adjoining 303, Sandridge Road, Northeast to Sandridge Hill, Sandridge Common, Wiltshire. SN12 7QR.** Variation of condition 12 of planning application 14/03652/OUT Demolition of existing detached dwelling and the erection of up to 24NO. dwellings on the site. Outline planning permission with details of “access” is sought, with all other matters reserved for subsequent determination.
Comments: *The Council have no objections.*
- h) **15/11181/DEM – Hangers 1-8, Lancaster Way, Bowerhill Industrial Estate, Melksham, Wiltshire. SN12 8AA.** Demolition of hangers 1 – 8. Applicant: Westrock Garfield Ltd.
Comments: *The Council have concerns over the ongoing monitoring of air quality and the risk of dust impacts raised within the Dust Management Plan. Paragraph 3.2 of the document states “**The risk of dust impacts depends on the sensitivity of receptors in the local area and the likely magnitude of the dust emissions**” and continues to mention the Christie Miller Sports Centre and sports field and golf course to the west of the site. It does not acknowledge that directly opposite the site to the east is a Children’s Day Nursery, ABC, which is*

open daily from 8.00am to 6.00pm, catering for babies, toddlers and pre-school children who will be playing outside, or the Bowerhill Sports Field and Pavilion to the south of the site which is the venue every Saturday morning and lighter evenings during the Summer for children and youth football teams. Paragraphs 3.6 to 3.9 deal with "Sensitivity of the Area to Human Health Impacts"; paragraph 3.6 makes mention of the guidance on particulate matter and states "**which in high concentrations may aggravate health conditions, such as asthma**"; paragraph 3.9 states "**Since there is unlikely to be significant public exposure over an 8-hour time period within 20m of the demolition area, the sensitivity of the area to human health impacts is considered to be low**". As the proposed working hours of the demolition are Monday – Friday 08.00 to 18.00 and Saturday 08.00 to 13.00, the Children's Nursery will be exposed for 10 hours per day and the Children's football teams will be exposed for 5 hours, with the football teams being permanently outside. Also at the sports field is a new floodlit basket ball court and the youth club is opening in the Pavilion in January 2016. This football field is used by the ATC and Scouts on a regular basis. Both the Nursery and the Sports Field are within 20m of the demolition site. Additionally there is no mention of the Wiltshire School of Gymnastics which is located to the east of the Christie Miller car park. The planning application states that the expected date for works to commence is the 1st January 2016 with completion on 30th April 2017. Therefore this demolition work could well occur over the summer months when more public, children, workers of the industrial estate are outside or have building doors open.

With regard to the Great Crested Newt Method Statement, the Council query the timing of the survey as Great Crested Newts will now be going into hibernation, and feel that outbuildings, such as sheds that have remained untouched for 50 years, should have particular attention paid to them as potential hibernation sites. This area is well known as a location for colonies of Great Crested Newts and the recent Herman Miller development took account of this.

Historically, buried asbestos and other materials, and unexploded WWII incendiary devices have been found very close to the site, most recently in the Herman Miller development on the old running track (described in paragraph 3.2 as a sports field).

Please see attached maps of the location of both the ABC Children's Nursery and the Bowerhill Queen Elizabeth II Jubilee Sports Field and Pavilion in relation to the Hangers due for demolition. Please note that the sports field referred to in paragraph 3.2 is now Herman Miller's new building and no longer a running track.

Could the Parish Council and other sensitive receptor establishments be kept informed of the demolition process and times of higher risk dust impacts on the area.

- 407/15 **Planning Decisions:**
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.: The Committee noted that Wiltshire Council had approved this application with the following condition: *The external works detailed on drawing 15/103/1 Rev b in relation to parking and access to provide 4 car parking spaces shall be carried out prior to the first occupation of either dwelling. The resultant layout shall remain in perpetuity.*
- 408/15 **Planning Appeals:**
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. Applicant: Gladman Developments & Mr. N. Keen: The Committee noted that Claire Medland, Strategic School Planning at Wiltshire Council had stated that Shaw Primary School was on a flood plain and that there was no room for further expansion. Cllr. Baines reported that when the Council made previous comments on this application, one objection was that this application was not in accordance with Wiltshire Council Core Strategy and that the site had not been brought forward via the Site Allocation DPD. However, this site was now being considered by the Neighbourhood Plan Housing Steering Group as it had now been brought forward under SHLAA site 3310. **Recommended:** *The Council's previous comments to be sent to the Planning Inspectorate.*
- The Council agreed to suspend Standing Orders for a period of public participation.*
- Town Cllr. Bruce Saunders requested that the Parish Council comments be sent to the Town Council.
- The Council re-convened.*
- 409/15 **Planning Enforcement:**
Khandala, 63, Beanacre, Melksham, Wiltshire. SN12 7PY. Cars being sold from premises – vehicles causing obstruction. The Committee noted that this had been reported to Wiltshire Council Planning Enforcement.
- 410/15 **New SHLAA Maps provided by Wiltshire Council:** There are 31 new SHLAA sites proposed in the Parish. **Recommended:** *The new SHLAA sites to be considered by the Planning Committee at its meeting on 1st February, 2016.*
- 411/15 **Correspondence from Strutt & Parker to Joint Neighbourhood Plan Steering group re provision of a purpose built village hall for Berryfield:** The Committee noted this correspondence.
- 412/15 **NALC advice re Councils meeting with developers:** The Clerk reported on NALC's advice re the protocol with regard to meeting developers at pre-application

stage. **Recommended:** *The Council adopt this protocol when meeting with developers.*

413/15 **Herman Miller – Portal Mill:**

- a) **Promotional Video:** The Committee watched a 3 minute video that Herman Miller had produced showing the development of its new Portal Mill purpose built facility and how it had worked with the local councils and ex-RAF members to retain some of the historical and ecological aspects of the site.
- b) **Kelly's Lamp:** The Committee noted that Kelly's Lamp is now working again. **Recommended:** *A letter of thanks to be sent to Herman Miller thanking them for the work carried out to not only retain this historical lamp, but to get it working again.*
- c) **Invitation to visit the completed Facility:** **Recommended:** *The Council accept the invitation to visit the completed facility and suggest a date and time of Wednesday 27th January at 11.00am.*

Meeting closed at 8.27pm

Chairman, 14th December, 2015