

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 8th June 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 and Paul Carter.

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

Apologies: Cllrs. Steve Petty and Mike Sankey

Housekeeping: There were 8 members of the public in attendance, the Chairman welcomed all to the meeting and explained the evacuation procedures in the event of a fire.

047/15 **Declarations of Interest:** The Assistant Parish Officer declared an interest in agenda item 5b), W12/02072/FUL, as her home address is referred to in the application.

The Council suspended standing orders for a period of public participation.

048/15 **Public Participation:** There were 8 members of the public in attendance who wished to make comment on planning application **15/04347/FUL – 4, Brampton Court, Bowerhill, Melksham, Wiltshire. SN12 6TH** -Two storey extension and conversion of garage to flat. Applicant: ESP Letting Ltd.

The members of the public were residents of the 2 cul-de-sacs affected by this application, Brampton Court and Mallard Close, who wished to object and had the following concerns:

1. Parking is an issue on both streets, especially since Halifax Road has had double yellow lines installed. Historically there have been parking problems on these roads which have affected access for the emergency services. The residents consider that there will be an overspill of parking from this application onto the street as the proposed provision of parking is insufficient with poor access. Cars parked within the proposed parking provision will have to be moved to allow access in and out for other vehicles.
2. Brampton Court already suffers from an abundance of on-street parking and residents report that it is dangerous exiting this street onto Halifax Road as vehicles need to manoeuvre around parked cars and are facing on coming traffic as they attempt to pull out.
3. Brampton Court is a development of 4 bedroom detached homes and residents consider that the proposed plans will not be in keeping with the rest of the properties.
4. Residents feel that the planning constraints placed upon the 1980 planning application, that the dwelling should remain as one unit and not separated, should apply to this application.

5. Residents feel that changing this property from one dwelling to 3 would set a precedent for other such proposals.
6. Residents had concerns over inaccuracies with the plans that do not show the correct elevations or door and window positions and sizes.
7. Residents consider these plans to be gross overdevelopment of the area.
8. Residents consider that this development would markedly damage the overall street scene.

The Council reconvened.

049/15

Planning Applications: The Council considered the following applications and made the following comments:

- a) **15/04347/FUL – 4, Brampton Court, Bowerhill, Melksham, Wiltshire. SN12 6TH.** Two storey extension and conversion of garage to flat.
Applicant: ESP Letting Ltd

Comments: *The Council OBJECTS on the following grounds:*

1. It considers this application to be overdevelopment of the site.
2. The curtilage of the property is not sufficient to provide 6 parking spaces. Additionally the Council considers that 6 parking spaces would not be enough provision for 3 potential dwellings.
3. The previous alterations to the property under p/a W/80/1426 for a "two storey extension to the side of the property to provide a granny flat" was given permission with the following condition: *"In order to define the terms and extent of this permission and enable the Local Planning Authority to ensure that the proposed dwelling extension is not sold, used or let as a separate unit of living accommodation, the property as a whole shall be occupied as a single family unit, with the accommodation hereby permitted occupied as a part of the main dwelling and it shall not be severed there from"*. The Council feel that this 1980 condition should still apply.
4. The Council have serious concerns that the plans show the dividing wall between the proposed dwellings on the first floor to be just a stud wall rather than constructed from materials that would provide a substantial fire wall.
5. The Council have concerns with regard to highways issues. The cul-de-sacs of both Brampton Court and Mallard Close are both very congested with on street parked cars, which has recently been exacerbated by the addition of double yellow lines on Halifax Road preventing parking there. Additionally residents have reported that the parked vehicles in these streets mean that vehicles trying to enter and exit onto Halifax road are often on the wrong side of the road facing on-coming traffic.
6. The Council have concerns that a tree forming part of a row on the highway could be affected if the access to the potential parking spaces needs to be altered. This would affect the overall street scene of the area. The plans imply that the tree will no longer be there, which is on Wiltshire Council land.
7. The building forward of the upstairs lounge could impinge on the left hand neighbour's privacy and light amenity.

8. The Council are requesting that Wiltshire Councillor Roy While call in this application for a committee decision due to the public interest shown in this application.
- b) **15/04627/FUL – 626, Semington Road, Melksham, Wiltshire. SN12 6DN.** Single storey rear extension. Applicant: Mr. & Mrs. M. Haffenden
Comments: *The Council has no objections.*
- c) **15/05054/FUL & 15/05112/LBC – Shaw House, Shaw, Melksham, SN12 8EE.** New entrance gates and alterations to boundary walls. Applicant: Sir Mark Weinberg
Comments: *The Council has no objections to the panelled gates, however would like to see a more decorative design on the metalwork.*

- 050/15 **Planning Appeals:** The Council noted the following:
- a) **14/07954/VAR – 64, Shaw Hill, Shaw, Melksham Wiltshire. SN12 8EX**
 Variation of Condition 2 of planning permission 79/1187 – to enable the flat to be let separately. (Appeal start date 13th May 2015). **Recommendation:** *The Council submit their previous comments.*
- b) **W/12/02072/FUL – Land West of 198, Norrington Common, Broughton Gifford. (Norrington Solar Farm)** (Not Parish Application) No update available.
- c) **14/05253/FUL – Land at Little Chalfield, Nr. South Wraxell, Bradford-on-Avon (Chalfield Solar Farm)** (Not Parish Application). Appeal dismissed.
- d) **W13/06140/FUL – Land at Snarlton Farm, Sandridge Solar Farm.**
 Permission granted for 80.5ha solar photovoltaic farm. The Council commented that unlike Norrington and Chalfield Solar farms there were no listed buildings affected.

- 051/15 **Pending Application:**
14/11919/OUT - Land off Shurnhold, Melksham. (Gladman) 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(Not Parish Application). The Council noted that further information was now available with regard to this application, however this information had been received from a resident. Although this is a non parish application the land in question directly abuts the parish boundary and as such the council expected to have been informed directly. **Recommendation:** *The Council write to Wiltshire Council to express their concerns over the lack of information and correspondence with regard to this application.*

- 052/15 **New Forest & Sandridge School:**
- a) **Planning enforcement issues re: football pitches:** The Clerk reported that as of 8th June, she had received no further information. It was noted that due to the raised height of the pitches, the fence would have to be higher. This would require a new planning application as it constitutes a material amendment.

- b) School Scheme for Hall Lighting from S106 Funding:** The Clerk reported that the school had previously written to the Council as a good will gesture with regard to the spending of S106 community funds on stage lighting and that this money had always been intended for this purpose. Following the CATG site meeting it was noted that other S106 monies were now available for the installation of a footpath from Ingram Road to the new school.
Recommended: The Council write a conciliatory note to the school.
- c) Update from CATG site meeting held 28th May:** Cllr Baines reported on the site meeting, attended by all interested parties. They walked the route of the proposed new footpath and also Snarlton Lane which would need to be used if the footpath was not installed. It was agreed by all that the route via Snarlton Lane was not suitable for children to use to access the school and that a footpath connecting Ingram Road to the School was a necessity. The validity of the School's travel plan was questioned, as it required children to walk a country road with no footway. Wiltshire Cllr Seed commented that the school should not be opened until a footpath had been constructed. Wiltshire Council's Education Department were going to fund the c £28,000 needed to construct the footpath which would be paid back out of S106 money from the East of Melksham Housing development. However in the last couple of hours the Clerk had been advised that there was going to be a shortfall in funding as the S106 monies also needed to pay for the legal fees to amend the S106 agreement for this footpath. The cost of £28,000 was also under question as this was a budget cost for a 2m wide path not a 3m path as drawn on the plan. It was noted that Green Square had agreed to maintain any footpath that was constructed.
- ci) Drawing of Proposed Footpath:** The Council considered the proposals put forward. A discussion took place over the pros and cons between installing either a 2m or 3m wide path. It was noted that Phil Tilley (Highways Planning) had requested a camber on both sides of any path constructed to allow for water dispersal. *Recommendation: 1. The Council approve the proposed line of the path. 2. The Council write to all parties involved stating that they consider a 2m path to be adequate and the financial best option.*
- cii) Submission of Planning Application:** The Parish Council had been requested by CATG to submit a planning application for path.
Recommendation: The Council agreed to submit the planning application and to give the Clerk delegated powers to do this once all the relevant information had been obtained. A cheque to Wiltshire Council for £97.50 to cover the cost of the application be signed by two members of the Finance Committee following the meeting.

053/15

S106 agreements:

- a) Response from Wiltshire Council on lack of consultation:** The Council noted that as of 8th June no response had been received.
- b) S106 Agreement for 14/11295/REM – Former George Ward Site (270 dwellings).** It was noted that the Council agreed with the views of the Town Council in that both Councils should be consulted by Wiltshire Council on the draft s106 agreement for the application.

054/15

Site allocations DPD: The Clerk sought clarification with regard to the Council's previous response to Wiltshire Council's Site Allocations DPD Consultation as

per Min. 427/14(9) where they had stated that “*The Council agreed that there is scope for additional land for housing on all 5 fields north of the A3102 but not beyond New Road (east of Site 3103, West of New Road) up to the new roundabout feeding the new Eastern Distributor Road.*” Wiltshire Council officers had requested that the land be drawn on a map for them to investigate further. This was done, with 3 fields adjacent to the A3102 and the 2 fields behind those 3 being annotated on a map for submission. These 5 fields, were owned by the same landowner as SHLAA site 3103.

055/15 **Bowerhill Sports Field:**

The Council had received an urgent query from Wiltshire Council’s highway planning officer, Phil Tilley with regard to whether both a wooden and a metal fence were required along the boundary of the new road. **Recommendation:** *The Council advise Wiltshire Council that the metal, hooped top fence at the edge of the boundary at the bottom of the slope was sufficient, and that another wooden post and rail fence at the top of the slope, on the Wiltshire Council Highway verge would not be required.*

Meeting closed at 8.13pm

Chairman, 22nd June, 2015