

**MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 9<sup>th</sup> 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.

**Apologies:** None.

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

335/15 **Declarations of Interest:** None.

336/15 **Public Participation:** There were no members of the public present.

337/15 **Planning Applications:** The Council considered the following applications and made the following comments:

- a) **15/10013/TPO – Berryfield Park, Melksham, Wiltshire. SN12 6EE.** Work to TPO Trees. T1295, Sycamore – Cut back branches from building to give clearance of 2m. Applicant: Landscape Planning.  
**Comments:** *The Council have no objections.*
- b) **15/10014/TPO – Land at Bleinheim Park, Bowerhill, Wiltshire. SN12 6TA.** Work to TPO Trees. T425, Common Lime – Crown lift to 4m over highway. T428, Common Lime – Crown lift to 4m over highway. T429, Lime – Crown lift to 4m over highway. T433, Common Lime – Remove epicormic growth. Applicant: Landscaping Planning.  
**Comments:** *The Council have no objections.*
- c) **15/10154/FUL – 3, Fulmar Close, Bowerhill, Wiltshire. SN12 6XU.** Proposed room above garage. Applicant: Mr. Marcus Underwood.  
**Comments:** *The Council have no objections.*
- d) **15/09689/FUL(REVISED PLANS) – Frogditch Farm, 225 Lower Woodrow, Forest, Wiltshire. SN12 7RB.** Erection of replacement dwelling (Revised plans). Applicant: Mr. D Sully.  
**Comments:** *The Council have no objections.*

338/15 **Planning Decisions:**  
**15/08387/OUT – Woolmore Manor, Bowerhill, Wiltshire. SN12 6QZ. Outline application for 8 dwellings and associated access (Outline application to determine layout, scale and access – Resubmission of 14/03607/OUT:** The Committee noted that Wiltshire Council had refused this application.

339/15 **S106 Contributions/CIL (Community Infrastructure Levy):**  
a) **Correspondence from Wiltshire Council:** The Clerk reported that she had replied to Mike Wilmot's correspondence, querying pre-application

consultations. Mr. Wilmot had further replied stating that the pre-application consultations that he was referring to related to any public consultations that developers may wish to hold, adding that parish councils were able to engage directly with prospective developers at pre-application stage. The committee noted that they were prevented from doing this as parish and town councils are not notified that pre-applications have been submitted. They yet again queried Wiltshire Council's statement in their planning obligations policy, clause 11.17, that "Parish and Town Councils are well placed to articulate the needs of the local community. They may identify necessary mitigation measures required from development proposals". It was noted that future community funding from developers would be collected from CIL for spending on local infrastructure. The Clerk advised that the Council write a 5 year plan for priorities on CIL spending in the Parish in order to be in a position to challenge any future redirection of CIL funding raised from local developments on the wider community of Wiltshire. Additionally, this should be included in the Melksham Neighbourhood Plan as this would have full community consultation which would go to full referendum. **Recommended;** *The Council request that a representative from Wiltshire Council attends a future Full Council meeting to discuss and inform about CIL.*

- b) **S106 Agreement for Former George Ward School Site:** The Committee considered the S106 Agreement for the former George Ward School site, agreed between Wiltshire Council and Persimmon Homes on 22<sup>nd</sup> August 2014. The Committee noted that there was an Arts contribution of £81,000 and a Footpath contribution of the lesser sum of £25,000. They queried an open space land transfer which appeared to transfer open space land to Wiltshire Council, but did not state who the transferor was. **Recommended:** *1. The Council query with Wiltshire Council the Arts contribution of £81,000 in comparison to the Footpath contribution of £25,000 and ask whether the balance is appropriate considering the road safety issues of children from the development accessing Shaw Primary School along the A365. 2. The Council query with Wiltshire Council the open space land transfer document.*
- c) **Pending S106/CIL Funding for the Parish:** Correspondence had been received from Wiltshire Council with regard to the different stages of progress of community funding as follows:
- **14/00211/FUL** – Retail area land north of Cranesbill Road - contribution of £11,125.00 is available to be used towards the provision, improvement or maintenance of off-site Public Open Space in the parish of Melksham Without.
  - **13/00524/OUT** – Former Forest & Sandridge School site, Sandridge Road North East to Sandridge Hill, Sandridge Common will have a contribution of £19,540.00 that could be used towards the cost of improving Public Open Space in Melksham.
  - **14/03652/FUL** - 303 Sandridge Road will have a contribution of £5,893.00 that can be used towards providing improving and/or maintaining adult or children's sport play or recreation facilities or installing and/or maintaining equipment in connection with such facilities on land certified by the Director as being relevant to Development.

- **14/11315/OUT** - land at Snarlton Lane, Melksham - No decision has been made on this application. Wiltshire Council suggests that the Parish Council contact the Planning Officer to confirm if any contributions are being sought.
- **14/069384 & 14/10461** - land east of Spa Road - No decision has been made on these applications and Wiltshire Council suggest that the Parish Council contact the Planning Officer to confirm if any contributions are being sought.
- **11/02312** – Former George ward School site, Shurnhold – Wiltshire Council suggest that the Planning Officer would be the best contact for what level of contributions are being sought.

**d) Remit of Solar Farm Community Benefit Working Party:** The Clerk queried whether the Solar Farm Community Benefit Working Party should widen its remit to consider all community benefit received and identify what residents want via public consultations in order to inform the 2016/17 Budget. **Recommended:** *1. The remit of the Solar Farm Community Benefit Working Party be widened to include the decisions on the spending of S106 and CIL funding from future developer contributions. 2. The Working Party to be renamed Community Benefit Working Party. 3. The next Community Benefit Working Party to be held on Monday 30<sup>th</sup> November following the Planning Committee meeting.*

340/15 **Street Naming:** The Council had received a request from the developer of the former George Ward School site to consider names for 7 new streets, with 9 suggestions requested. The Committee noted that only one of the streets was solely in the Parish, the rest were in the Town boundary with one street being shared. The Parish Council had also proposed that the boundary of the school site be adjusted under the current Community Governance Review so that it followed the A365 and Dunch Lane, meaning that all the housing would be within the Town boundary. They considered that it was more appropriate to pass the street naming to the Town in order that all the names followed the same scheme. The Parish Council would like to see Sheila Wilkinson considered as she was a former governor of the school. **Recommended:** *The Council send the following response to the Town Council: "The Parish Council acknowledge that the development at the former George Ward site is mainly within the Town boundary. Whatever the outcome of the current Community Governance Review the Parish Council would like to see the whole development within the Town boundary. Therefore the Parish Council suggests that the Town Council comes up with a suitable scheme and names for all the streets in the development, but could perhaps consider naming a street after Shelia Wilkinson".*

341/15 **Tree Preservation Order (TPO) Request:** As per Min.246/15f, a request had been made to Wiltshire Council for a TPO to be put on the avenue of trees in Lancaster Way, 17 Horse Chestnut trees and 17 Small Leaved Lime trees. A response had been received agreeing that these trees are of value and make up a fine avenue, and that as they are on Wiltshire Council land that they are already afforded protection, and that conditions can be attached to any planning applications. Cllr. Glover stated from past experience in other developments, trees had not been protected and that any trees within the curtilage that are not in the protection of

Wiltshire Council should have requests made for TPOs. Cllr. Bridle would like to see the access to any future development of the site remain the same as the existing access, and that no new accesses are created in order to protect these trees. It was noted that the correspondence from Wiltshire Council stated that “should full planning permission be granted for future development of the site and there are TPO’d trees in direct conflict with permitted development, that this would over ride the TPO”. **Recommended:** *1. TPOs are requested for any trees that are within the curtilage of this site that are not on Wiltshire council land and do not fall under their protection. 2. When considering future planning applications for redevelopment of this site, the Council request that the accesses remain the same and no additional accesses are created.*

- 342/15 **Housing Strategy Consultation:** Wiltshire Council is undertaking the development of a housing strategy setting out priorities for the next seven years. As part of the research into this strategy Wiltshire Council are asking parish councils to complete a questionnaire with regard to the quantity and type of housing they feel is required within their parish. The Committee considered their response to the survey.  
**Recommended:** *The Council submit the completed questionnaire.*
- 343/15 **Correspondence from Broughton Gifford parish council on p/a 15/08809/FUL – Roundponds Farm (generators):** The Committee noted correspondence from Broughton Gifford parish council on p/a 15/08809/FUL – Roundponds Farm (generators).

Meeting closed at 8.55pm

Chairman, 16<sup>th</sup> November, 2015