

**MINUTES of the Planning Committee of Melksham Without Parish Council  
held on Monday 26th January 2015 at 7.00pm at Crown Chambers.**

**Present:** Cllrs. Richard Wood (Chair), John Glover (Vice-chair), Alan Baines, Rolf Brindle, Steve Petty, Paul Carter.

**Apologies:** Cllrs. Gregory Coombes, Jan Chivers, Mike Sankey.

372/14 **Welcome & Housekeeping:**

The Chairman explained the evacuation process in the event of a fire.

373/14 **Declarations of Interest:**

There were no declarations of interest.

374/14 **Planning Applications: Resolved:** The following planning applications were considered and made the following comments:

**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 Ltd and Mr. Nicholas Keen.

Cllr Baines reported that at the recent Operational Flood Working Group meeting the new drainage engineer reported serious concerns with the old George Ward School site. The surplus surface water appears to go into the highways drain on the A365, which begins as a small pipe, and into smaller drains in Addison Road. The layout will have to change to incorporate more attenuation ponds as the drainage currently is not adequate. There is a secondary problem with Southbrook. A full survey with a camera under Dunch Lane revealed that foul sewerage runs under Southbrook stream. This therefore needs addressing and may require some form of pump. The development proposed in planning application 14/11919/OUT would compound these problems further.

Cllr Glover stated that any attenuation pond would need to be wider rather than deeper due to the high water table in that area. Additionally this application was not in accordance with the recently adopted Core Strategy and the site had not been identified via the Site Allocations DPD.

*Comments: The Council noted that this was a Town Council application, however the land in question abuts the boundary line of Melksham Without Parish and as such have concerns with regard to issues that will affect the residents of Shaw and Whitley.*

- ***Flooding** – A365 is prone to regular flooding, the development of the old George Ward site will adversely affect flooding, so any further development for this area will exacerbate the problem.*
- ***Transport** – The A365 is very busy and congested at commuter times. This proposal in conjunction with the redevelopment of the George Ward School site could potentially bring*

400-500 extra cars. Highways improvements are needed as when this road is flooded or busy what alternative routes are available? Dunch Lane is not suitable.

- **Schools** – The addition of 270 homes plus the additional homes created on the old George Ward Site would increase the number of primary school children in the catchment area. Shaw School is already over subscribed – where would suitable school accommodation/expansion take place? Although Shaw school has a lovely big playing field, building on this would adversely affect the children and be contrary to educational policy, additionally the playing field floods regularly and therefore is unsuitable for further expansion.  
A resident of Shurnhold reported that traffic was regularly static outside his house twice a day and that previous comments from the Parish Council with regard to the development of the old George Ward site were that it had concerns with development of this area as it marked a firm boundary between the Town and the Parish. The resident considered that this applied to this new proposal. The Parish Council concurred as it has concerns that this proposal further erodes the buffer zone between the village of Shaw and Melksham Town and are disappointed that Gladman Developments have only consulted residents in the immediate vicinity of the proposed site as if successful this development would have an impact on the residents of Shaw, thus they should be part of the consultation process. Should this development take place the Council would like to see the cycleway extended into the village of Shaw.

*In addition this application is not in accordance with Wiltshire Council Core Strategy, adopted on 20<sup>th</sup> January 2015 and has not been brought forward via the Site Allocation DPD, namely:*

1. The site is located outside of development defined for Melksham in Core Policy 2 of the Wiltshire Core Strategy. The proposal would therefore conflict with Core Policy 2 of the Wiltshire Core Strategy.
2. The site is located in an area of open countryside that plays an important role in the landscape of physically and visually separating the settlements of Melksham and Shaw. The siting and construction of the proposed development would fail to respect this important function resulting in a detrimental and unacceptable change in landscape character urbanising the area between the settlements of Melksham and Shaw and resulting in their physical and visual coalescence. The proposal would therefore conflict with Core Policy 1, Core Policy 15 and Core Policy 51 of the Wiltshire Core Strategy.
3. The proposal conflicts with the Delivery Strategy set out in Policy CP2 of the Wiltshire Core Strategy, which seeks to properly plan for sustainable development of housing sites in Wiltshire to deliver the identified needs in the Community Areas through a Site Allocations DPD and/or a Neighbourhood Plan, a strategy supported by both the Wiltshire Core Strategy Inspector, and the Secretary of State in his appeal decision at Park Lane, Malmesbury. The site has not been brought forward through this process and the adverse impacts identified in reasons 1 and 2 above reinforce the need for the delivery strategy required by policy Core Policy 2 as the properly planned method of establishing the most sustainable sites for meeting the housing needs of Melksham.

**14/12088/FUL Comfy Cottage, 53B, Beanacre, Melksham, Wiltshire.**

**SN12 7PY.** Rear Conservatory. Applicant: Mr. & Mrs. Hebdidge

*Comment: The Council have no objections.*

**14/10456/LBC Lagard House, First Lane, Whitley, Melksham, Wiltshire. SN12 8RL.**

Replacement of kitchen windows. Applicant: Mr. Alan Book

*Comment: The Council have no objections.*

**15/00105/FUL 1, Lincoln Industrial Estate, Avro Way, Bowerhill, Melksham, Wiltshire. SN12 6TP.** Change of use to add B8 (storage or distribution) to existing B1 (business) use. Applicant: Redhorn Holdings Ltd.

*Comment: The Council have no objections.*

A member of the public arrived wishing to discuss planning application 14/11919/OUT.

*The Committee agreed to suspend Standing Orders for a period of public participation*

The member of the public apologised for being late to the meeting and asked to hear the comments that the Parish Council were intending to make with regard to 14/11919/OUT. The Chairman explained that this application was in the Town, however as the land in question abutted the boundary of the Parish and would affect residents of both Shaw and Whitley, the Parish were going to make comment as above. The member of the public thanked the Chairman and left the meeting.

*The Council re-convened.*

**14/12162/PNCOU Holding No. 45/176/0231, Land Off Shaw Hill, Shaw, Melksham, Wiltshire.** Prior notification on change of use – Conversion of agricultural building to provide 2 new dwellings. Applicant: Mr. D. Geddes.

*Comment: The Council have no objections providing that this land is not outside of the settlement boundary.*

**14/11315/OUT Land at Snarlton Lane, Melksham.**

Erection of 14 new residential dwellings and associated access. Applicant: c/o Michael Kavanagh

*This application was deferred to the next planning meeting to be held 16<sup>th</sup> February 2015.*

**14/11028/FUL 354, Snarlton Lane, Melksham, Wiltshire. SN12 7QP**

Two storey extension. **Amended plans.** Applicant: Mr. R. Jelley

*Comment: The Council have no objections.*

375/14

**Planning Decisions:** The Council noted the following decisions:

a) **14/00211/FUL Land North of Cranesbill Road, Melksham, Wilts.**

Construction of 6 retail units (use classes A1-A5, D1) with 16 residential flats above and a public house (use class A4) with staff accommodation, associated car parking and landscaping. **APPROVED WITH CONDITIONS.**

The Clerk read out the conditions and noted that Unit 1 was to be used for a Convenience Store only.

b) **14/07526/OUT Land East of Semington Road.**

**Erection of up to 150 dwellings with access, new village hall and areas of open space.**

Cllr Glover reported that both he and Wiltshire Cllr Roy While had spoken for this application, but Wiltshire Council Strategic Committee voted unanimously against it.

376/14 **Core Strategy:**

The council noted that Wiltshire Council formally adopted their Core Strategy on Tues 20<sup>th</sup> January 2015. This has to be publicised and has a 6 week cooling off period.

377/14 **Wiltshire Council Housing Allocation - Local Need priority:**

The Clerk reported that surveys had been carried out but that they now had no real value as they had been carried out so long ago. The Council wanted to seek evidence to support the requirement for local need, however the Wiltshire Council Housing Allocation Policy, adopted January 2015, identified this. Local need is identified, but the majority is rented accommodation rather than shared ownership. It was noted that the current system for applying for rented accommodation provided by Homes4Wiltshire was prohibitive for some applicants as it was online applications only and those people who had been made homeless did not always have regular access to the internet; to secure a home applicants need to be going onto their website on a daily basis.

378/14 **Planning Policy:**

It was noted that the Council's Planning Policy was now out of date and needed to reflect the recently adopted Core Strategy, Site Allocations DPD and proposed Neighbourhood Plan. The Clerk will prepare a revised Policy with adjustments for approval by the Planning Committee.

379/14 **Useful documents:**

The Council noted the following documents:

- a) \*DCLG "Plain English Guide to the Planning System"
- b) \*DCLG "Neighbourhood Planning : Government Response to Consultation"
- c) Local Government Ombudsman "Not in my back yard: Local people and the planning process".

\* Department for Communities & Local Government

Meeting closed at 8.05pm

Chairman, 23<sup>rd</sup> February, 2015