

**MINUTES of the Planning Committee of Melksham Without Parish Council  
held on Monday 5th 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, Jan Chivers, Mike Sankey.

Cllrs. Terry Chivers attended as an observer from 8.25pm.

**Apologies:** Cllrs. Gregory Coombes.

316/14 **Welcome & Housekeeping:**

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

317/14 **Declarations of Interest:**

Cllrs Wood, Petty and Carter declared an interest in item 5a, Land East of Semington Road as residents of Berryfield, and Cllrs Wood and Petty relating to Berryfield Village hall. Cllr. Carter declared an interest in item 6d, 112 Beanacre, as he knew the neighbour and Cllr. Glover declare an interest in item 5c, Oakley Farm, as he knew the original person that was trying to buy the property.

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

318/14 **Visit from Mike Robinson, Strutt and Parker – Agents for P/A W14/07526/OUT:**

Mr. Mike Robinson was representing the developer for the Land East of Semington Road development and wished to answer any queries the Parish Council may have with regard to the development. He reported that further to negotiations with Wiltshire Council Officers there was now a requirement to retain the existing farmhouse and willow trees as bat habitat which had resulted in the number of potential dwellings being reduced to 150. This change to the plans had meant that the access to the development had moved slightly north from the previous plans, however the buffer on the boundary to the Mobile Home Park had only narrowed slightly and that at its widest point the buffer was approximately 20 metres wide. There were to be two informal “tactile” pedestrian crossings over Semington Road, but these would not take the form of zebra or light controlled crossings as this stretch of road had speed calming measures in place. Mr. Robinson reported that the Wiltshire Council Transport Officer was now happy with all the highways issues, all other technical issues had now been resolved and the application was to go before the Strategic Planning Committee on the 21<sup>st</sup> January 2015.

The Council queried ownership and maintenance of a hedge within the visibility splay. Mr. Robinson reported that this hedge was within the boundaries of the highway and as such would be maintained by Wiltshire Council. He asked what the council would like to see with regard to the design and layout of the proposed village hall and asked for the council’s support with regard to this aspect of the application. The council responded that they were unable to support individual applications, but they did welcome the provision of a new village hall for the residents of Berryfield. The council felt that BASRAG (Berryfield and Semington

Road Action Group) were better placed to inform the developers of specific requirements and wishes for a new village hall and passed on BASRAGs (Berryfield & Semington Road Action Group) contact details to Mr. Robinson.

The Council asked what type of play area was to be installed, requesting that this was a well equipped play area for children of all ages. Mr Robinson replied that the play area would depend upon the S106 Agreement should the application be successful.

A resident of the Mobile Home Park had concerns over the boundary fencing and the planting scheme. He requested that this took the form of a planted bund with evergreen shrubbery rather than trees as he felt trees would block the light to his garden and cause issues with dropped leaves. Mr. Robinson replied that if the application was successful that he would visit the resident and discuss potential planting schemes in greater detail.

The Council requested involvement with the S106 Agreement and input with regard to the quantity of affordable homes, both rented and part owned. Mr. Robinson responded that this fell to Wiltshire Council but would be in line with their policy of approximately 30% of the dwellings being affordable homes.

Mr. Robinson asked the council for any requests for potential S106 Agreement community benefits. A bus shelter on the southbound side of Semington Road opposite the entrance to the Mobile Home Park, a MUGA or a defibrillator for the village hall or other community area in Berryfield were ideas given by the Council; and again reiterated that BASRAG would be the best group to contact for input on this.

*The Council re-convened.*

319/14

**Planning Applications:**

**W14/07526/OUT Land East of Semington Road (Amended Plans)** Erection of up to 150 dwellings with access, new village hall and areas of open space. Applicant: Mark Chard & Associates.

***Comments:** The Council welcomes the change of access on the amended plans to enable the preservation of the original farm house and willow trees in order to safeguard any bat roosts.*

*The Council wish to reiterate its previous comments made on 25<sup>th</sup> September 2014 in that it welcomes the provision of a new Village Hall and play area, and acknowledge that from the reports and information provided that the scheme now addresses the Parish Council's initial concerns and comments raised in the letter to Wiltshire Council dated 5<sup>th</sup> September.*

*In addition the Council comments that it has previously identified this site as favourable for development. The Parish Council Planning Committee carried out a review of the SHLAA Sites in the Parish on the 28<sup>th</sup> April 2014 (approved by the Full Council on 19<sup>th</sup> May 2014) where they identified this site as suitable for development Site 648 - Land East of Semington Road, "This land seems a suitable extension of Berryfield to the East. The Western part of this land would be suitable for development, however the South East corner falls into the sewage works exclusion zone".*

**W14/11028/FUL 354 Snarlton Lane, SN12 7QP.** Two storey extension.

Applicant: Mr. R Jelley

*Comment: The Council have no objections.*

**W14/11175/FUL Oakley Farm, Lower Woodrow, Forest, SN12 7RB.**

Change of use of former chicken house and staff room facilities and associated land to equestrian purposes as livery and grazing. Applicant: Mr. G Mitchell

*Comment: The Council have no objections to the change of use, however the change of use would increase the volume of traffic using the access track and as such wish to see conditions imposed to improve: (i) the visibility of the splay for vehicles emerging from the track onto the highway; and (ii) the surface of the access track to prevent excess mud from being deposited on the highway from vehicles using the access track.*

**W14/11253/FUL & W14/11257/LBC Shaw House, Shaw. SN12 8EE**

One new external dormer window and the reconstruction of 5 existing dormer windows.

Internally link wing to the main house by stairs and 4 new doorways in existing fabric.

Applicant: Sir Mark Weinberg

*Comment: The Council have no objections.*

**W14/11295/REM Former George Ward School, Shurnhold. SN12 8GQ**

Reserved Matters application pursuant to outline permission W/11/02312/FUL for the erection of 270 dwellings relating to access, appearance, landscaping, layout and scale.

Applicant: Persimmon Homes (Wessex)

*Comment: The Council have several concerns with this application and wish to reiterate previous comments made in 2007 with regard to W07/02806/OUT and in 2011 with regard to W11/02312/FUL and ensure that the conditions imposed by the Decision Notice for W11/02312/FUL on 14<sup>th</sup> May 2013 are adhered to:*

- a) *The Council considers that the housing density should match the density of the surrounding dwellings and would prefer to see a good mix of housing types, including some bungalows and no 3 storey dwellings. The variety of building materials and styles used should reflect the materials and styles of the surrounding housing "to ensure that the development harmonises with its setting" as per condition 5 of the decision notice.*
- b) *The rural character of Dunch Lane should be preserved and existing trees and hedgerows retained. Any widening in Dunch Lane should be on the eastern side of the corner to avoid loss of trees and hedgerow on the Shaw side "to ensure existing hedges of any value are adequately protected" as per conditions 10 & 11 of the decision notice.*
- c) *The Parish Council were pleased to see that these plans show no vehicular access from the development onto Dunch Lane. They would like to see dropped kerbs and a widening of the east side of Dunch Lane to provide a footway. Condition 20 of the decision notice imposes permitted building and construction times and the Council would like to see an additional condition imposed that no building or construction traffic is permitted to use Dunch Lane.*
- d) *The Parish Council wish to support the comments of Michael Crook, Wiltshire Council Countryside Access Development Officer, with regard to pedestrian routes from the development to Dunch Lane in order to access the sports pitches.*

- e) *The proposed changing facilities are inadequate to serve 3 senior pitches. Condition 16 of the decision notice states “The proposed changing rooms shall comply with Sport England’s Technical Design Guidance Notes ‘Pavilions and Clubhouses’ and ‘Access for Disabled People’ to ensure the development is fit for purpose, subject to high quality design standards and sustainable.” Sports England Guidance for Clubs and Pavilions (page 4) states that “The scale and type of the changing accommodation depends upon the number and type of pitches served, as well as the different sports that will use the pavilion.” The Council noted that the intended use for these sports pitches was for Rugby, played in teams of 15, however the proposed plans show only two changing rooms for 14 people.*
- f) *The proposed car parking facilities for the sports pitches are inadequate to meet the needs of three senior pitches. .” Sports England Guidance for Clubs and Pavilions (page 2) states that “It is essential that the site should provide:*
- Sufficient space for the proposed pavilion as well as space for future expansion
  - Adequate car parking provision, including the potential for overspill parking
  - Access for service and emergency vehicles
  - A reasonable relationship with the sports spaces it will serve
- If all three pitches are in use at the same time it could generate between 50 – 100 cars and up to 3 coaches. The latest plans show only 2 coach parking spaces and no provision for overflow parking.*
- g) *The Council welcomes the provision of a well equipped NEAP adjacent to the existing Dunch Lane play area, as stated on page 14 of the S106 Agreement dated 22<sup>nd</sup> August 2014, but would also like to see the existing children’s play area refurbished in order that all age groups are catered for.*
- h) *The present George Ward School Site has an excellent Training centre, known as “The Old Animal House” which would make a superb village hall for the whole area, including the existing community which has nowhere to meet. This building should be retained as it has been completely refurbished with meeting rooms, kitchen and disabled facilities.*
- i) *The Council has concerns over the additional pressure that will be put on health services in Melksham by this development as Doctor’s and Dentist’s books are already full.*

**W14/11423/VAR Former George Ward School, Shurnhold. SN12 8GQ**

Variation of condition 16 of planning permission W/11/02312/FUL to substitute “prior to first occupation” with “prior to 200<sup>th</sup> occupation” (NB: Condition 16 relates to Changing Rooms). Applicant: Persimmon Homes (Wessex)

**Comment:** *The Council wishes to see that condition 16 is changed to “prior to 50<sup>th</sup> occupation” not “prior to 200<sup>th</sup> occupation”.*

**W14/11665/WCM Bowerhill Sewage Treatment Works, Bowerhill.**

Installation of a BioMag system container and sampling cabinet to trial experimental technology for advanced phosphorous removal. Applicant: Wessex Water Services Ltd

**Comment:** *The Council have no objections.*

320/14

**Planning Decisions:**

The Clerk reported that councillors received details of decisions on a weekly basis and she would only bring details of a planning decision to the planning committee if they had previously objected to it or an application had received a lot of public interest.

The Council noted the following decisions:

a) **14/08915/CLE 489 & 489A Semington Road**

Certificate of Lawfulness for use of property as 2 dwelling houses APPROVED

b) **14/07069/FUL Redstocks Yard, Redstocks Land, Seend**

Change of use from agriculture to the storage of logs APPROVED

c) **Footpath Diversion for MW18 (part) and MW22 (part)** for permitted development of W13/00489/REM construction of new Primary School on land North east of Snowberry Lane  
DIVERSION ORDER MADE

d) **13/06053/VAR 112 Beanacre.** Retrospective application for garden walls and fences to rear (part approved by W/11/00858/FUL). APPEAL DISMISSED

e) To note Officer Report recommending refusal for 14/04846/OUT Land South of A365 (Western Way) Bowerhill (255 dwellings). APPLICATION WITHDRAWN.

321/14

**Affordable Rural Housing: A practical guide for parish councils:**

The Council discussed the information in this guide, the criteria for affordable rural housing and how to identify need and make provision in the parish. Cllr Glover stated that it was important to distinguish between S106 agreements for community benefit and S106 agreements for affordable housing.

**Recommendation:** *The council ask Wiltshire Council for a copy of the Housing Needs Assessment for all areas of the parish.*

322/14

**Community Infrastructure Levy (CIL):**

The Council noted that the CIL Draft Charging Schedule (Further Statement of Modifications – dated December 2014) related to MOD Service family Accommodation.

Meeting closed at 8.35pm

Chairman, 19<sup>th</sup> January, 2015