

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 11th January 2016 at Crown Chambers, Melksham at 7.00 p.m.

Present: Cllrs. Richard Wood (Council Chair), John Glover (Council Vice-Chair), Mike Sankey, Alan Baines, Rolf Brindle and Paul Carter.
Officers: Teresa Strange (Clerk) and Jo Eccleston (Assistant Parish Officer).
Cllr. T. Chivers as an observer.

Apologies: Cllr. Gregory Coombes.

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

443/15 **Declarations of Interest:** None.

444/15 **Public Participation:** There was no public participation.

445/15 **Planning Applications:** The Council considered the following applications and made the following comments:

a) **15/10125/FUL – 2, Hawthorn Road, Melksham, Wiltshire. SN12 7FT.** Erection of 1.8 metre timber boundary fence to south of property. Applicant: Mr. Rodney Babington.

Comments: *The Council do not object providing that there is no restrictive covenant on the land.*

b) **15/11927/FUL – 337, Snarilton Lane, Melksham, Wiltshire. SN12 7QP.** Proposed single storey rear extension. Applicant: Mr. Michael Melville.

Comments: *The Council have no objections.*

c) **15/12117/FUL – 105i, Top Lane, Whitley, Wiltshire. SN12 8QL.** Proposed side & rear extensions. Applicant: Mr. James Bryson.

Comments: *The Council have no objections.*

d) **15/12202/VAR – 9, Hercules Way, Bowerhill, Melksham, Wiltshire. SN12 6TS.** Variation of condition 3 (hours of business) of planning application 15/09616/FUL – Change of use from customer services warehouse and distribution to light industrial use. Applicant: Superior Creative Solutions.

Comments: *The Council do not object, however wish to see a condition which ensures that doors and windows on the eastern side of the building, which is adjacent to residential dwellings, are kept closed to prevent noise pollution.*

e) **15/12309/FUL – 17, Brookfield Rise, Whitley, Wiltshire. SN12 8QP.** Rear single storey extension and front dormer. Applicant: Mr. Claudio Viveiros.

Comments: *The Council have no objections.*

- f) **15/12434/FUL – 57, Bader Park, Bowerhill, Melksham, Wiltshire. SN12 6UF.**
Demolition of conservatory and erection of single storey rear extension, plus garage conversion into utility area. Applicant: Ms. Caroline Fielding.
Comments: *The Council do not object subject to the application meeting the restrictions of parking requirements.*

446/15 **Planning Appeal:** The Committee noted that the following appeal had been submitted:

14/06938/OUT – Land East of Spa Road, Melksham. Outline application for up to 450 dwellings with associated access and engineering operations, land for extension of medical facilities or community facility, and extension to Eastern Relief Road from Thyme Road to the Spa – Snowberry Lane (amended).

Appeal is Against a Non Determination.

447/15 **Planning Decision: 15/11181/DEM – Demolition of Hangers 1-8, Lancaster Way, Bowerhill:**

- a) The Committee noted the Officer's report relating to the decision; that prior approval was not required. The Council had previously requested that a condition was placed on the decision notice that sensitive receptors in the local area were informed of commencement of demolition. The decision notice states that the Applicant only has to inform Melksham Without Parish Council when demolition commences.
- b) The Clerk asked whether the Council should be prudent by writing to sensitive receptors in the local area now, advising them that demolition of these hangers has been approved and that the Council will notify them when a date of commencement is known. **Recommended:** *The council write to sensitive receptors in the local area informing them of the planned demolition of Hangers 1-8, Lancaster Way, Bowerhill.*

448/15 **Update on 15/11654/FUL – Former George Ward School Playing Fields:** The Clerk reported that she had expressed an interest to Wiltshire Council in the possible management and asset transfer of the playing field land in the Parish, to the Parish Council. There were potential difficulties as the Parish/Town boundary crosses this land, therefore any land transfer agreement may need to be between these three parties. Additionally she had explained to Wiltshire Council that the Council wished to ensure that any land transfer would benefit the residents of the Parish and therefore the Council wished to see retained the planned car park in the playing fields, to give access by vehicles to Parish residents in order to prevent those using this facility parking on Dunch Lane. The Planning Officer explained that there was no need for a car park as parking restrictions were to be installed on Dunch Lane.

The Clerk had asked for clarification on why a variation had recently been agreed for commencement of the changing rooms once 125 houses had been built rather than before any houses had been built; when it was clear from all parties that no changing rooms were being built. Wiltshire Council had explained that the S106 Agreement was very complicated; the playing field element of the agreement needed to be separated from the main development as this was holding up commencement of the whole build. The Planning Officer advised that any negotiations with regard to land asset transfer and any request for the provision of a car park should take place after the S106 Agreement had been clarified and

confirmed by Wiltshire Council, and the element of community benefit for the Playing Fields had been extracted from that of the main development.

The Clerk had asked for clarification on what the £25,000 contribution towards highway improvements was for and had been advised that double yellow lines were to be installed at the entrance to Dunch Lane opposite the new development to restrict parking. This will take up much of the £25,000 S106 provision for highways improvement, which will limit what is available for the footway improvement on the A350, Bath Road from Dunch Lane to Shaw Primary School.

The Clerk had also queried the £80,000 provision for Arts contribution in comparison to the £25,000 provision for highways improvement. Wiltshire Council had responded that the provisions within the S106 Agreement were calculated in isolation, not negotiated in comparison to other provisions.

Meeting closed at 7.34pm

Chairman, 25th January, 2016