

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 12th December 2016 at Crown Chambers, Melksham at 7.00 p.m.

Present: Cllrs. Richard Wood (Council Chair), Alan Baines, Rolf Brindle and Paul Carter.
Officers: Teresa Strange (Clerk) and Jo Eccleston (Parish Officer)

Apologies: John Glover (Council Vice-Chair), Mike Sankey and Gregory Coombes.

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

- 278/16 **Declarations of Interest:** The Clerk, as a Trustee of Young Melksham, declared an interest in any items relating to the Canberra Youth Centre.
- 279/16 **Visit from Wiltshire Air Ambulance Charitable Trust:** Barbara Gray, Senior Marketing and Communications Manager, and Kevin Reed, Head of Operations for the Wiltshire Air Ambulance Charitable Trust, had sent their apologies as they were unable to attend the meeting due to health reasons. Their visit will now be rescheduled for the New Year.
- 280/16 **Public Participation:** There were no members of the public present.
- 281/16 **Planning Applications:** The Council considered the following applications and made the following comments:
- a) **16/11412/HRN – Land Opposite Outmarsh Farm, Semington Road, Melksham, Wiltshire, BA14 6JX:** Removal of 4.8m of hedgerow to facilitate new access. Applicant: Mr. Stainer.
Comments: *The Council do not object, however they request that provision is made for wildlife to bypass this new entrance to maintain the wildlife corridor that is the old canal bed.*
 - b) **16/07683/CLE – Newtown Farm House, Canal Bridge, Semington, Trowbridge, Wiltshire. BA14 6JU:** Certificate of lawfulness for existing use of cottage at Newtown Farm which has been occupied separately to the house for over 10 years. Applicant: Mrs. Sally-Anne Tyler.
Comments: *The Council have no objections.*
 - c) **16/11248/FUL – 271, Sandridge Lane, Bromham, Wiltshire, SN15 2JW:** Amendment to planning permission 15/00085/FUL – Replace permitted garden sheds with proposed erection of single storey garage and installation of ground mounted solar PV to rear. Applicant: Mr. E Bowen & Ms. L Bryant.
Comments: *The Council have no objections.*
- 282/16 **Planning Appeals:**
Appeal APP/Y3940/W/16/3161089 – Planning Application 16/06149/OUT – Land at Poplar Farm, Dunch Lane, Melksham, SN12 8DX: Outline application for residential development. Applicant: Mrs. M Webb. The Committee noted that the applicant had appealed against the refusal decision of this planning application. The

Planning Committee has delegated powers to respond to planning appeals.
Resolved: *The Council send their previous comments to the Planning Inspector.*

The Committee agreed to bring forward agenda item 8.

283/16 **S106 Agreements:**

a) Ongoing and New S106 Agreements:

i) Reply from S106 Officer with regard to Provision of a NEAP (Neighbourhood Equipped Area of Play) and MUGA (Multi Use Games Area) at East of Melksham Development: A disappointing reply had been received from the S106 Officer stating that the NEAP, currently under construction on the public open space at the East of Melksham behind the Forest & Sandridge school, would not be open until the Spring. The reason given for this delay was that due to the fact that the general surface will be grassed, the seeding works are weather dependent. As the construction of this NEAP should have been triggered at the 30¹st occupation, this was considered to be exceptionally frustrating, as construction of the NEAP should have taken place quite some time ago, when weather conditions would have been more favourable. Cllr. Carter queried this response with regard to the provision of the MUGA as this should have a hard surface, and not be affected by any seed planting. Having visited the site, he was of the opinion that only the NEAP was under construction, not the MUGA. **Recommended:** *The Council query with the S106 Officer whether both the NEAP and MUGA are currently under construction.*

ii) Reply from S106 Officer to Query over Decision Notice Status on the Wiltshire Council Website: The Clerk advised that she had requested, via the S106 Officer, whether Wiltshire Council could review the way that they reported the status of planning applications on their website. Several recent large planning applications had been approved, at committee, in principle pending agreement of conditions and completion of the S106 Agreement. However, the website pages for these applications do not reflect their current status, and it was considered misleading to residents and members of the public. The Technical Support Manager for Wiltshire Council considers that the applications are correctly reported and stated that these webpages will not change until the final decision has been made. The Clerk had further requested that webpages signpost onto the committee meeting minutes as the layperson would not necessarily be aware of where to search for the relevant information. She had yet to receive a response on this latest request.

b) New S106 Queries: None.

c) S106 Decisions made under Delegated Powers: None.

284/16 **Draft Neighbourhood Plan:** The Committee reviewed the Draft Neighbourhood Plan. **Recommended:** *The Officers request a Microsoft Word version of this document so that they can amend it as per the Committee's suggested changes and track these changes for submission to the Neighbourhood Plan Steering Group.*

Meeting closed at 10.15pm

Chairman, 23rd January 2017