

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 18th July 2016 at Crown Chambers, Melksham at 7.00 p.m.

Present: Cllrs. John Glover (Council Vice-Chair), Alan Baines, Rolf Brindle, Gregory Coombes and Mike Sankey.
Officers: Teresa Strange (Clerk).

Cllr. Mike Mills as an observer.

Apologies: Richard Wood (Council Chair) and Paul Carter.

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

092/16 **Declarations of Interest:** There were no declarations of interest.

093/16 **Public Participation:** There were members of the public present, but they did not wish to make comment.

094/16 **Planning Applications:** The Council considered the following applications and made the following comments:

a) 16/05410/FUL – 13 Shaw Hill, Shaw, Melksham. SN12 8EL: Proposed Demolition of Existing Single Storey Structure and Construction of Replacement Two Storey Extension. Applicant: Mr. Ross Tunbridge.
Comments: *The Council have no objections.*

b) 16/05411/FUL – 19 Lancaster Road, Bowerhill. SN12 6SS: Proposed Conservatory for Use at the Day Care Nursery. Applicant: Mr. Alex Pavlou.
Comments: *The Council have no objections.*

c) 16/05466/FUL – Greenfield Site Between A350 and Commerce Way, Melksham: Erection of New Jaguar Land Rover Dealership Including New/Used Car Showroom and Workshop Including MOT with Associated Parking, External Used Car Display and Secure Compound. Applicant: Dick Lovett Ltd.
Comments: *The Council welcome this development providing that any signage is located away from the light controlled crossing in order that drivers are not distracted when approaching this pedestrian crossing.*

d) 16/05471/FUL – Whaddon Grove House, Berryfield Lane, Melksham. SN12 6EL: Detached 2 Bedroom Bungalow to Replace Existing Timber Cabin that Houses a Dependant Relative. Applicant: Mr. P. Jenkins
Comments: *The Council do not object on the proviso that this dwelling is used as part of the household and remains an annexe to the main dwelling.*

e) 16/05677/VAR – 303 Sandridge Common, Melksham. SN12 7QR: Variation of Condition 7 on Planning Permission 14/03652/OUT (Amendment to Site Working Hours). Applicant: Newland Homes Ltd.

Comments: *The Parish Council noted from the Wiltshire Council Planning web page that this application had been withdrawn, however, they were not notified of this and it was not reported via the weekly applications and decisions list.*

f) 16/05717/OUT – The Old Chapel, 630 Semington Road, Melksham. SN12

6DN: Proposed Demolition of Existing Building and Erection of Two New Dwellings with Access. Applicant: Mr. John Wiltshire. The Clerk reported that she had received correspondence from BASRAG (Berryfield and Semington Road Action Group) with regard to this application and that they were happy as long as there was only one building replacing the Chapel on this footprint. The Committee noted that this was a large plot and that the two proposed buildings did not look out of place.

Comments: *The Council have no objections.*

g) 16/04756/FUL – Stable Cottage, Sandridge Hill, Sandridge Common,

Melksham. SN12 7QU: Demolition of Existing Garage and Construction of New Garage and Store. Applicant: Mr. J. Voyez

Comments: *The Council have no objections.*

h) 16/05830/OUT – Land North of 486 Semington Road, Melksham. SN12 6DR:

Proposed New Dwellings. Applicant: Mr. Dave Elmer. The Committee noted that there was a large frontage to this site and that the proposal was additional dwellings to the existing ribbon development of Semington Road.

Comments: *The Council have no objections.*

i) 15/11624/VAR – Former George Ward Secondary School, Shurnhold:

Removal of Planning Conditions 11, 12, 13, 14 and 16 Attached to Planning Permission 14/11423/VAR (Conditions Relating to Sport Pitch Provisions). Applicant: Persimmon Homes Wessex. The Council had started exploratory discussions with both the developer (*Min 404/15 30th Nov Planning Committee*) and Wiltshire Council with regard to taking over the area of Public Open space in the Parish. The Clerk reported that she had been chasing the Case Officer with regard to this (provision of car park) and any commutable funds from the developer for the ongoing maintenance of this land. As part of the original outline application for the redevelopment of the former George Ward site a sports pavilion and car park were planned. Although the Variation to this application had removed the pavilion, due to the sports provisions being provided at the new Rugby & Football clubs, the Committee considered that it was important that a car park was still provided for the use of Melksham Without Parishioners to use this facility without parking in Dunch Lane, which is unsuitable for on street parking. Additionally, should groups wish to use this facility to host sporting events car parking facilities would be necessary.

Comments: *The Council do not object subject to an acceptable response to Melksham Without Parish Council from both Wiltshire Council and the Developer with regards to questions raised as part of the ongoing negotiations over the future ownership and maintenance of the playing pitches and the provision of a car park for the use of residents of the Parish. The Parish Council have concerns that without the provision of a car park that this Public Open Space will only be available for use by the residents of the 263 dwellings being built by the developer and residents of adjoining streets, which are in the Town Parish. Dunch Lane is unsuitable for on road parking and as such the lack of any car park would present*

an obstacle to residents from Melksham Without in the nearby villages of Shaw, Whitley and Beanacre from using this Public Open Space.

- j) 16/05638/FUL – 47 Westlands Lane, Beanacre. SN12 7QE:** Detached Garage. Applicant: Mr. & Mrs. A. Appleton. It was noted that residents of Westlands Lane had attended previous meetings with concerns over the speed and volume of traffic in Westlands Lane, however the access for this application was in Chapel Lane.

Comments: *The Council have no objections.*

Meeting closed at 7.20pm

Chairman, 25th July, 2016