

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 26th September 2016 at Crown Chambers, Melksham at 7.00 p.m.

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

Apologies: John Glover (Council Vice-Chair).

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

- 170/16 **Declarations of Interest:** Cllr. Wood declared an interest in agenda item 4d, 16/05446/OUT as he was a resident of Semington Road.

The Council suspended Standing Orders for a period of public participation.

- 171/16 **Public Participation:** There were 5 members of the public present. Three members of the public were in attendance to object to planning application 16/05446/OUT. A resident of Semington Road stated that she had applied to have a house built in her back garden and it had been refused at Appeal. Her application had conflicted with the West Wiltshire District Plan, which stated that she had needed to provide off street parking. She felt that this application should be refused on the same grounds, stating that it only sought to provide one parking space per dwelling, but that the plans had indicated that each dwelling could be 3 bed properties and that the proposed parking was not sufficient. Also there was no provision for a turning space. Additionally she considered that Semington Road was a busy road and a further access onto it for 3 dwellings posed a highways risk. She had concerns that the refuse bins for these properties would have to be placed on the pavement, further obscuring the view for emerging vehicles onto a road that already had a lot of on street parking. She expressed concerns over the orientation of the proposed dwellings as they were at right angles to the existing dwellings, stating that all the existing properties fronted onto Semington Road, and that there were no dwellings in rear gardens. Another resident had concerns over the description of the site location stating that this land had never formed part of the Nurseries in Semington Road, but that it had originally been residential garden land that had belonged to this property. He additionally had concerns over the adequacy of the existing sewerage system to cope with a further 3 properties. He stated that there was a lot of wildlife, such as bats and slow worms, whose habitat could be affected by this proposed development.

The Council re-convened.

- 172/16 **Planning Applications:** The Council considered the following applications and made the following comments:

a) 16/05446/OUT (Restarted Plans) – Semington Road Nurseries, Semington Road, Melksham, Wiltshire. SN12 6DY: Provision of Three Starter Homes.
Applicant: Mr. Andy Gattiker (Agent: Moss Naylor Young).

Comments: *The Parish Council made comment on this application on 9th August 2016, where it had no objections. Having considered the amended red outline plan, it wishes to support comments made by residents with regard to refuse collection and the provision of car parking spaces. The access to the development is very narrow and as such this could cause issues with regard to refuse collections and rubbish bins obstructing the pavement to pedestrians and causing a visual obstruction to traffic. The application seeks to provide 3no of parking spaces, however, if the 3 potential starter homes are to be 2/3 bed dwellings this will not be sufficient. The Parish Council wish to see an adequate provision of car parking spaces for the size and number of properties proposed. Additionally, the Parish Council have concerns with regard to the description of the site on the application as residents claim that the site never formed part of a Nursery and has always been a residential garden.*

b) 16/0614 16/05110/ADV – 1, Verbena Court, Melksham. SN12 7GS: Proposed new fascia sign, projecting sign, flat wall mounted sign, and totem sign. Applicant: Co-Op.

Comments: *No objections*

c) 16/08173/TPO – Tree Protection Order – Adjacent to 1 Trenchard Way, Bowerhill. SN126SH: T1342 – Horse Chestnut – Crown reduce by 30%. Applicant: Selwood Housing Society.

Comments: *No objections*

d) 16/08665/PNCOU – Tanhouse Barn, Tanhouse Farm, Redstocks, Melksham, Wiltshire. SN12 6RF. Notification for Prior Approval under Class Q – Proposed change of use of existing agricultural building to a single dwelling and associated works. Applicant: Mr. Simon Cottle (Agent: Simul Consultants Ltd.).

Comments: *No objections*

Three members of the public left the meeting at 7.25pm.

173/16 **Update on Application 16/01123/OUT (Pathfinder Way) – Land South of eastern Way, Bowerhill, Melksham, Wiltshire** - Outline application for residential development of up to 235 dwellings, primary school with early years nursery and open space provision. Applicant: MacTaggart & Mickel & Mr. & Mrs. Doel. A decision on this application should have been made by Wiltshire Council Strategic Planning Committee on 21st September, however, Wiltshire Council had made no notification of this meeting and as such it had to be cancelled. The meeting has been rescheduled for Wednesday 28th September, at 7.00pm at Monkton Park Council Offices, Chippenham.

174/16 **S106 Agreements:**

a) Breach of Planning Conditions (Former George Ward School – 11/02312/FUL): The Committee noted that further to the acknowledgement by the developer that there had been a breach of planning conditions with regard to the removal of some hedgerow on Dunch Lane, correspondence had been sent to Wiltshire Council Planning Department querying what sanctions could be imposed on the developer. A copy of the letters page from the Melksham News, showing 7 letters of complaint over this issue, was included.

- b) **Lack of Provision of a Play Area and MUGA on East of Melksham Development:** The Clerk reported that on 15th September a digger had removed some grass and exposed the top soil on the proposed MUGA site, however no further work had taken place. She had queried this with Wiltshire Council Planning Enforcement and was informed that the contractors were waiting for the right weather conditions. The Committee noted that the weather had been dry recently and that the same response had been given in May 2015 when the Parish Council queried when work on the MUGA and play area would commence.
- c) **S106 Decisions made under Delegated Powers:** The Clerk reported that the s106 Agreement for 14/10461/OUT 450 dwellings East of The Spa, had already been signed. There had been early discussions with the developers and Planning Officer, but all had then gone quiet and the agreement had been signed with no further discussion with the Parish Council. There were as yet no details with regard to the specifics of the agreement.

175/16 **Planning Appeals:**

14/11919/OUT (Gladman Application) – 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. It was noted that there had been no news on this appeal; a decision had been expected by the end of September.

176/16 **Planning Articles:** The Committee noted the following articles:

- a) **SLCC update on Government changes to Neighbourhood Planning.**
- b) **Rural Services Network article on Planning Reforms.**
- c) **Local Gov.UK article – “Do we REALLY need the Green Belt?”**

Meeting closed at 7.38pm

Chairman, 10th October., 2016