

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 27th June 2016 at Crown Chambers, Melksham at 7.00 p.m.

Present: Cllrs. Richard Wood (Council Chair), Alan Baines, Rolf Brindle, Paul Carter, Gregory Coombes and Mike Sankey.

Officers: Teresa Strange (Clerk) and Jo Eccleston (Assistant Parish Officer).

Visitor: Andy Birch, Hallam Land Management.

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.

068/16 **Declarations of Interest:** There were no declarations of interest.

- 069/16 **Visit from Andy Birch, Hallam Land Management:** Mr. Birch gave a short presentation on the current situation of the s106 agreement for the approved outline planning application for the 450 houses on land to the east of Spa Road (14/06938/OUT). He stated that the finer details of this agreement was still being discussed between Hallam Land Management (on behalf of Bloor) and Wiltshire Council. He reported the following:
- Affordable Housing – 30% of dwellings.
 - Tenure mix under discussion – likely to be 75% affordable rented, 25% shared ownership.
 - £2.5m contribution to improve and expand Forest & Sandridge School.
 - £2.1m contribution for expansion of the Melksham Oak Community School
 - £40,000 contribution to refuse & recycling.
 - £185,000 contribution for ecology – nature reserve and wild flower meadow, sports fields, planting schemes and ongoing maintenance. Wiltshire Council will maintain and manage this land with the contribution from the developers.
 - Alignment of footpath and cycleway to the rear of Melksham Oak Community school. The developers are making a contribution to this scheme, with Wiltshire Council and the school in discussions over where this should be located.
 - Extension to relief road. Additional signage encouraging road users to use this route had been requested, but this was a matter for Wiltshire Council Highways. There will be a T-junction at the bend by Thyme Road not a roundabout to discourage the continued use of Snowberry Lane once the new road is open.
 - All accesses onto the new relief road will be T-Junctions and not roundabouts.
 - The provision of buses falls within CIL regulations (Community Infrastructure Levy) and a contribution of £55 per sqm will be made to this. This roughly equates to an estimated figure of £1.5m.
 - Local Footpath Improvements – kissing gates, cycle ways, public open space and equipped children's play area. This is a contribution from the developer and ongoing maintenance of such provision will fall to Wiltshire Council, a Management Company or the Parish Council, should they wish to explore the taking over of these assets.

Cllr. Wood queried the figure that had been put aside for the provision of a Village Hall. Mr. Birch replied that no figure had been set aside, however, they were in a position to discuss the provision of a community building, stating that they had to be careful to provide a facility that was fit for purpose. He asked whether the Parish Council wished to have a building provided or the funding to provide its own building. In the master plan an area of ½ hectare is available by the GP surgery. The GP Surgery wishes to just extend their car park rather than their facilities. As this piece of land was so close to the new Rugby and Football facilities a discussion took place over whether it would be more beneficial to make a financial contribution to the Rugby and Football Club in order to develop their facilities into a community building available for the use of all groups and hirers. This would negate the need for two car parks next to each other and would help both the Rugby and Football clubs to be more sustainable.

The Clerk queried the potential for a Community Building further north of the site, which would be the Parish Council's preferred location as it would be more central to the overall East of Melksham development. Mr. Birch replied that this would require amended plans and would need to go back to Wiltshire Council Planning Committee. He stated that with other development plans at various stages within the planning process that there was a desire from Wiltshire Council to get this scheme up and running.

Cllr. Brindle queried the piece of land next to Verbena Court, that had originally been set aside for a GP Surgery, and could potentially make a good central location for a community building. It was noted that this land was not under the ownership of Hallam Land Management's client, however, Mr. Birch said that he would make some enquiries and would explore both requests.

The Clerk queried the previous ecology statement which had stated that a green corridor would be provided along the edge of the development for the movement of newts. These latest plans would involve the newts crossing a road to access ponds. Mr. Birch replied that he would seek clarification on this and a query over outfall from the attenuation pond.

The proposed extension to the relief road was queried, and whether the configuration would be conducive to this road being capable of being dualled in the future. It was noted that the current stretch of Eastern way was constructed to enable it to become a dualled bypass. This is a potential future proposition from Wiltshire Council. Mr. Birch stated that this had never been requested as part of the plans, but that he would clarify the situation on this.

The Clerk queried the timings of the reserved matters application. Mr. Birch stated that the s106 Agreement had to be agreed and signed by all parties and he anticipated that commencement of works would be most likely be the end of 2017.

070/16 **Public Participation:** There were members of the public present, but they did not wish to make comment.

071/16 **Planning Applications:** The Council considered the following applications and made the following comments:

a) **16/04758/FUL – 181, Woodrow Road, Forest, Wiltshire. SN12 7RF:** Proposed First Floor Side Extension & Single Storey Rear Extension. Applicant: Mrs. Lyn Wallace.

Comments: *The Council have no objections.*

b) 16/04509/APD – Shaw Farm, Bath Road, Shaw, Melksham, Wiltshire. SN12 8EF: Agricultural Prior Determination – Prior Notification to Extend Existing Agricultural Building. Applicant: Mr. Andrew Walton.
Comments: *The Council have no objections.*

c) 16/04395/FUL – Land at Westlands Lane, Beanacre, Melksham. SN12 7PX: Erection of Single Dwelling and Integral Garage, Associated Landscaping. Applicant: LD&PC Ltd.
Comments: *The Council OBJECTS to development on this piece of land. Whilst it acknowledges that some of the objections to the previous application in 2014 (W14/09303/FUL) no longer apply and that this application includes a Drainage Strategy Report, it is still concerned with regard to the ongoing history of flooding in this area. The Drainage Strategy Report advises the use of a sewage treatment plant with outfall into the proposed rear garden, which could exacerbate flooding issues. These latest plans have not addressed the Council's previous objections with regard to highways issues, in that the entrance is too close to the highway and only gives space for two vehicles turning off the busy A350. There are ongoing concerns from residents of Westlands Lane over the speed and volume of traffic using this road, who have requested a metrocount; the Parish Council have supported this request. Should this land be developed the entrance should be where the existing farm gate entrance is and set back the prescribed distance from the edge of the highway boundary, not the road itself.*

d) 16/05584/OUT – 406c, The Spa, Bowerhill, Wiltshire. SN12 6QL: New Single Storey Dwelling within Garden. Applicant: Mr. Colin Barlow.
Comments: *The Council have no objections.*

072/16 **Melksham Canal Link (Amended plans) W/12/01080/FUL**

a) Submission of Further Comments with regard to the Proposals for the Play Area and Village Hall at Berryfield: The Clerk reported that having re-read the documentation, she realised that the Parish Council had never commented on the requirement that a replacement Village Hall was provided as part of the plans. As a Village Hall was being provided by developers as part of the approved application for 150 dwellings east of Semington Road (14/07526/OUT), she had sought advice and further information from Community First with regard to the viability of Berryfield Village having two community buildings. Their feedback was that it was more beneficial to have one community building as this would have shared income and management. The Clerk, therefore asked if the council wished to make further comment and if they wished to request a contribution from the Melksham Canal Link application towards the proposed new Village Hall behind the Mobile Home Park.

Cllr. Wood reported that the view of BASRAG (Berryfield and Semington Road Action Group) was a mixed one. They would prefer to see a village hall located next to a play area, however, they acknowledged that the Melksham Canal Link and any associated development could be years away and the current Village Hall was falling apart, too small and in need of replacement now. **Recommended:** *The Parish Council welcome the recognition that a replacement Village Hall will be required, and that any Hall and Play Area will be provided prior to the old ones being closed. As another new village hall is being provided separately, it may be necessary for an equivalent contribution to be made for the enhancement of these other facilities.*

b) Submission of Further Comments further to Presentation at the Area Board Meeting, 15th June: A comment had been made at the last Area Board meeting that Wiltshire Council could consider making compulsory purchase orders in order to acquire the land needed for the Canal development to take place. It was noted that there were local concerns over the possibility of compulsory purchase orders. **Recommended:** *This is put as an agenda item for the next Full Council meeting in order that the parish Council can formulate a view.*

073/16 **Public Consultation (w/c 6th June) on New Home for Wiltshire Air Ambulance, Outmarsh Farm prior to Reserved Matters application:** The Clerk queried whether the Council wished to make any further comment on these plans following the Public Consultation. **Recommended:** *The Council re-iterate their support for the proposal including the relocation of the bus gate, but make no further comment.*

074/16 **SHLAA (Strategic Housing Land Availability Assessment) Sites:** A request had been received from David Way, Wiltshire Council Senior Planning Officer, for the Council's comments on 21 specific SHLAA sites. It was noted that the Planning Committee had delegated powers to submit comments to Wiltshire Council w/c 27th June to meet deadline requirements. **Resolved:** *The Council submit the following comments to Wiltshire Council on individual SHLAA Sites as follows:*

Site 266 – Land South of the Spa (East of Pathfinder Way)

This land is the rural buffer between Bowerhill and the Town. It would only be possible to have a very limited development on the Southern part as any development would affect the setting of the Spa Lodging Houses. (Please see attached the Parish Council's comments made to Wiltshire Council Planning Department on 17th March 2016 against application 16/01223/OUT)

Site 267 – Land South of the Spa (West of Pathfinder Way)

This is shown as Wiltshire Council owned land and shown as New Recreation Land until the DPD is accepted by Inspector. It is on the commercial side of Pathfinder Way and is not suitable for housing as stated to the potential developers in response to their recent consultation. (Please see attached the parish Council's comments made to Wiltshire Council Planning Department on 17th March 2016 with regard to application 16/01223/OUT)

Site 715 – Woodrow House Farm

This land is a potential flood risk; only 50% of the land is proposed for development due to a flood plain running through the middle of the site. Electric lines go across this land. Access here is difficult and the land would only be useable if the eastern distribution road was extended northwards, and this site was developed in conjunction with sites 1027,3478 and 3479.

Site 728 – Townsend Farm

This land is the rural buffer between Berryfield and the Town and should remain so to prevent coalescence. This land is higher grade agricultural land.

Site 1001 – Land Rear of Woodrow

This area is a flood plain. Both Woodrow Road and Forest Road are inadequate to cope with any increase in traffic created by any potential development on this land; a

new access from Sandridge Road would need to be created. Access to the farm should remain and access to the farm holding would still need to go across this land.

Site 1025 – Land South of Western Way

This site adjoins site 267 where there has been consultation for proposed development of 275 houses. There is concern that this will create coalescence between the Town and Bowerhill. The north part of this land should remain the rural buffer and any development of the south should be commercial as the land already backs onto the existing industrial area.

Site 1027 – Land Rear of Savernake Avenue

There are access issues to this site. The land on its own is not accessible from a highways point of view and would require the creation of an access from Sandridge Road. This land has high voltage electricity transmission cables across it and any development would need to be considered alongside sites 715, 3478 and 3479.

Site 1034 – Land Adjacent to Woolmore Manor

Woolmore Manor is a Grade II* listed building and strict controls of materials will be needed for any potential development. This land was previously shown on the school plan as a school orchard, but subsequently dropped. The SHLAA document should note that a Grade II* list building is adjacent.

Site 3107 – Land North West of Woodrow Road

Access to this site is a problem. Forest Road is at capacity with current development, therefore a separate access from another direction would be needed. There are electric lines running across this land. This land is on the historic line of the canal which should be preserved.

Site 3219 – Land behind Woolmore Farm Site 1034

This land is next to a substation and has 11KV electric power cables crossing it. There are accessibility issues to this site and it is adjacent to a Grade II* listed building. As per site 1034 the SHLAA document should note that a Grade II* list building is adjacent and as such strict controls of materials will be needed for any potential development.

Site 3243 – Land to the Rear of Burnt Cottages, Beanacre

This land is the rural buffer between Beanacre and the town and should remain so to prevent coalescence. This site is adjacent to the Listed Beanacre manor, and has gas pipes and HV electricity cables crossing it. Additionally, this site would be taking development where it is strategically unwanted.

Site 3249 – Land to the Rear of The Spa

This land is inappropriate due its proximity to the setting of The Spa.

Site 3310 – Shurnhold (Opposite Old George Ward School Site)

The Parish Council fully endorses Wiltshire council's refusal of this site. (Please see attached the Parish Council's comments to Wiltshire Council made on 27th January 2015 with regard to application 14/11919/OUT)

Site 3331 – Land East of Bowerhill on A365 (next to Site 3345)

This land is inappropriate for development as it is outside of the built limits of the Town, would be a visual intrusion and an extension of Bowerhill into the open countryside. Both this site and site 3345 would engulf Bowerhill Lane. It was noted that this site is close to the secondary school and on a bus route.

Site 3345 – Land east of Bowerhill on A365 (next to 3331)

As with site 3331 this land is inappropriate for development as it is outside of the built limits of the Town, would be a visual intrusion and an extension of Bowerhill into the open countryside. Both this site and site 3331 would engulf Bowerhill Lane. Access to this land is very poor. It was noted that this site is close to the secondary school and on a bus route.

Site 3352 – Roundponds

Development on this land would require the provision of a primary school. There are drainage issues on this land as part of it is on a flood plain. Additionally, there are overhead power cables and the site is next to a diesel generator plant.

Site 3405 – Land South of Beechfield House

This site had not been scored by the Neighbourhood Plan Housing Task Group as it is partially in the flood plain west of the River Avon. Only part of the site would be able to be developed in order to ensure that a rural buffer is maintained to prevent coalescence between Beanacre and the Town, however, development could be restricted to the land south of the powerlines.

Site 3455 – Land South of A350 and East of Semington Road

This land is not suitable for development as it provides the rural buffer between Berryfield and the Town to prevent coalescence. It is landlocked and there is no safe way to provide access from the A350.

Site 3478 – Land North of Sandridge Common (next to Site 3479)

The Parish Council supports this site as the next logical land for development.

Site 3479 – Land North of Sandridge Common (next to Site 3478)

The Parish Council supports this as a possible site but due to lack of access could only be developed in conjunction with Site 3478.

Site 3525 – Land South of Snarlton Farm

This land is not appropriate as it would constitute development into the open countryside. Development here would be an extension beyond the established eastern boundary line of Eastern Way.

075/16 **TPO (Tree Preservation Order) for Trees on Pathfinder Way, Bowerhill:** Cllr. Brindle considered that the two copses of trees, which were now nicely mature, along the east of Pathfinder Way were under threat from potential future development. Cllr. Sankey concurred with this. **Recommended:** *The Council apply for a TPO to be placed on these trees.*

076/16 **SSSI (Site of Special Scientific Interest) in the Parish:** The Committee noted, following a reply from Natural England to the Melksham Neighbourhood Plan, that the edge of Spye Park was just in the boundary of the Parish and that it was a SSSI.

077/16 **Planning Enforcement:**

a) **SLCC “The Clerk” magazine Article on Planning Enforcement:** The committee noted this article.

b) **Correspondence regarding East of Melksham:**

i) **Lack of MUGA, Play Equipment and Football Pitches:** Correspondence was noted with regard to the lack of action on these issues. The Children’s Play Area should have been installed at the 301st occupation, and there had been no response to the Clerk’s repeated requests on this. The Clerk reported that there had been a site meeting with a variety of Greensquare staff the previous week, and she had queried if they were adhering to the developers’ grass cutting regime. The two additional bins for this area of public open space had still not been installed. **Recommended:** *The Clerk to yet again query when the MUGA will be installed and where any extension to the Forest and Sandridge School would take place.*

ii) **Fences to the Rear of Properties in Snarlton Lane:** Correspondence from a resident and the Enforcement Officer were noted.

c) **Shaw Village Hall Car Park:** Correspondence between Shaw Village Hall and a local resident leaving cars in the car park was noted. Shaw Village Hall Committee had suggested raising this issue with the Police Commissioner.

Recommended: *The Council write to the Police Commissioner to seek his advice and assistance.*

078/16 **Planning Training:** The committee noted a training session that had been attended by employees of the Town Council with regard to getting the most out of the planning system: “skills in negotiation and seeking developer contributions”. **Recommended:** *The Clerk to explore the costs of this training for councillors as well as staff.*

Meeting closed at 9.05pm

Chairman, 25th July, 2016