

**MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 8<sup>th</sup> August 2016 at Forest Community Centre, 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 Sharon Newton (Finance Assistant).

Cllr. Terry Chivers as an observer.

**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. He advised the format for public participation and notified the members of the public that on each chair was a document which highlighted the material considerations that can be taken into account when commenting on planning applications. He requested that due to the number of attendees that people wishing to speak raised a new point each time, to avoid repetition.

- 122/16 **Declarations of Interest:** Cllr. Wood declared an interest in Agenda items 4b (16/05446/OUT) and 4h (16/06564/OUT) as a resident of Semington Road. Cllr. Baines declared an interest in Agenda item 4a (16/05644/OUT) as a resident of Woodrow Road. Cllr. Brindle declared an interest in Agenda item 4d (16/05710/FUL) as a neighbour of the applicant.

*The Council agreed to suspend Standing Orders for a period of public participation.*

123/16 **Public Participation:**

A resident of the Spa had concerns with regard to 16/05584/OUT (Amended plans) – 406c, The Spa, Bowerhill. SN12 6QL. She believed that the plans and proportions were inaccurate and that a green strip of land outside of the existing property boundary wall was proposed to be incorporated into the site. She expressed concerns as this is a service strip of land containing all the utilities. Additionally, she felt that the application was inappropriate due to its proximity to the listed buildings of the Spa.

60 members of the public were in attendance to object to planning application 16/05644/OUT – 152 proposed dwellings on land off Woodrow Road. They all shared the same concerns with regard to highways capacity, layout and safety, issues regarding foul drainage and flooding. Members of Lacock Parish Council and Lacock Traffic Survey Group were also present and raised concerns with regard to the potential impact on the village from increased traffic from this proposed development. The Parish Council addressed these concerns in its comments made to Wiltshire Council, as per Min.124/16a). However, the Council did not concur with the views of residents with regard to concerns over flooding as it considered that the proposed attenuation ponds would adequately address any additional run off created by any potential development of this land.

*The Council re-convened.*

124/16 **Planning Applications:** The Council considered the following applications and made the following comments:

**a) 16/05644/OUT – Land off Woodrow Road, Melksham, Wiltshire. SN12 7AY:**

Outline planning application for the development of up to 152 residential units (including 30% affordable housing), open space, ecological enhancements, play space, associated infrastructure (including drainage structures and works to the public highway), access, parking, servicing and landscaping. Applicant: Mr. Mark Scoot, Amethyst Planning.

**Comments:** *Melksham Without Parish Council does not support this application for the following reasons:*

**1) Highway issues:**

- a) *The current width of Woodrow Road at the point of the proposed junction is 5m, with a suggestion that the road to the north will be reduced by 0.6m so that the necessary sighting distances are obtained. This would mean that the proposed access road at 5.5m wide will be wider than the main road it is joining which will be detrimental to highway safety.*
- b) *The only footway on Woodrow Road is on the western side, and narrows in portions towards the Town.*
- c) *The footpath from Savernake Avenue means that all residents have to cross the road to get to the side with a pavement to get into Town; some form of pedestrian crossing will be required here if the application goes ahead.*
- d) *There is no kerb on the western side of Woodrow Road to the north, and the narrowing of the road will mean that vehicles are likely to overrun the verges (as they do on occasion already).*
- e) *There is a large equestrian use from the many stables in the area, and the increased traffic will impact on the safety of both the horses and riders. There are many children/learners led by rein on the surrounding roads as well as more experienced riders.*
- f) *Woodrow Road is part of National Cycle Route 403, which cyclists are encouraged to use, and will be more at risk by increased traffic.*
- g) *An increased large amount of traffic is already using the unsuitable route to the north/A350/M4 from the East of Melksham (circa 800 new houses) development and this new development would add significantly to the flow of traffic in that direction namely: down the single track New Road, then Forest Lane (with S bends), left at the junction at Bewley Common over the medieval single lane bridge at Lacock (that regularly floods and is unpassable) and through the National Trust village of Lacock. New Road is already unsuitable for the amount of traffic using that road at present. In the opposite direction from the application, towards the Town Centre, and avoiding the route via New Road to the A350 etc is Forest Road which has its own limitations and traffic calming.*
- h) *Woodrow Road is acknowledged to have speeding traffic, it has 3 sites eligible for SIDs (Speed Indicator Device) and Community Speed Watch. Attached are the results of the metro count from 2010 which recorded 85% of traffic travelling at 38mph or below (in a 30mph zone). (Between 07/10/2010 and 14/10/2010 a total of 11067 vehicles were checked. The 85<sup>th</sup> percentile was 38.0mph (the 85<sup>th</sup> percentile is the speed at which 85% of the traffic is travelling at or below). This speeding*

*traffic is the major concern for the points raised above about pedestrians, cyclists and horse riders.*

- i) The Council also have concerns about the safety and impact of the construction traffic on this proposed development, due to the issues raised about Highway safety above.*
- j) Doubts are raised about the credibility of the Traffic Survey and Traffic Plan as it talks about the "Village of Forest" that doesn't exist, mentions bus stops that were removed in 2012 when the service was discontinued and incorrectly names the Public Rights of Way; PROW MELK 5 to Methuen Avenue is incorrectly referenced as 'Hardie Walk', which is MELK 34 between Spa Road & Milton Avenue.*

**2) Drainage issues:**

*Whilst the attenuation ponds will restrict any run off from flowing into the river and impacting on the flood risk in the Town, the Parish Council is concerned about the danger of unfenced ponds in the vicinity of young children that would move into the new development and those from the existing area.*

**3) Foul Drainage issues:**

*There is no mention in the application documents of any provision for foul drainage. Woodrow is at the very end of the existing foul drainage system and was built to serve only 10 properties and so there is a big concern as to how this system will cope with an extra 152 properties.*

**4) Melksham Neighbourhood Plan:**

*The Housing Task Group of the Neighbourhood Plan have scored all SHLAA (Strategic Housing Land Availability Assessment) sites in the Melksham Designated Area (namely Melksham Town & Melksham Without) with a site scoring assessment tool (adapted from another local Neighbourhood Plan that has been adopted). SHLAA Site 3107 is the site of this planning application which scored worse than the site for the Gladman/Shurnhold application (W/14/11919) which Wiltshire Council refused permission for and is fighting at Appeal.*

*In addition to the above comments, the Parish Council would like to make the Planning Officer aware that of the 62 members of the public that attended their Planning Committee meeting on the evening of Monday 8<sup>th</sup> August, 60 were in attendance for this planning application. Whilst not all spoke, the general feeling of those present was that they were against the application. Many residents had grouped together and appointed a spokesperson who spoke against the application. Residents talked about a number of issues, all included above, as well as concerns about increased flooding. There was representation from the Lacock Traffic Survey Group and Lacock Parish Council who spoke about their concerns of the impact of this potential development on the traffic through the village of Lacock.*

**Copy to:** Melksham Town Council, Lacock Parish Council

- b) 16/05584/OUT (AMENDED PLANS) – 406c, The Spa, Bowerhill, Wiltshire. SN12 6QL:** New Single Storey Dwelling within Garden (Note: amended site plan and reserved matters). Applicant: Mr. Colin Barlow

**Comments:** *The Parish Council were pleased to see the rotated orientation of the proposed dwelling as this now lines up with the other dwellings. However, they do not support the site boundary line extending into the highway. The footway is used as the main access route to Melksham Oak School by hundreds of children both on foot and cycle and the Parish Council would not want this to be impeded.*

- c) **16/05446/OUT – Semington Road Nurseries, Semington Road, Melksham, Wiltshire. SN12 6DY:** Outline planning – Provision of Three Starter Homes. Applicant: Mr. Andy Gattiker (Agent: Moss Naylor Young).  
**Comments:** *No objections*
- d) **16/05710/FUL – 404A, The Spa, Bowerhill, Melksham. SN12 6QL:** Change of use for business and residential use (Retrospective). Applicant: Mrs. Nicky Harrell.  
**Comments:** *The Parish Council OBJECTS to this application as it feels that this type of business is not appropriate in a residential area due to the noise nuisance of dogs barking which is not restricted to “working hours” as dogs are boarding. The Council would also like to raise that the Public Right of Way MELW19 through the centre of the site has been fenced off and is not accessible (Copy to the RoW Officer Paul Millard for his information), residents are therefore forced to use the permissive path nearby but an official diversion order is not in place. In addition, the Parish Council on principle objects to the retrospective nature of this application as it feels that applicants should have sought the necessary permissions before embarking on changes to the use of their residential property.*
- e) **16/06037/ADV – Unit 5, Verbena Court, Melksham, Wiltshire. SN12 7GS:** Advertisement consent. Proposed shop fascia above door and entrance to units. Projecting Illuminated Sign. Manifestation on Window. Applicant: Mr. Armando Brazao.  
**Comments:** *No objections*
- f) **16/06480/OUT – 289, Sandridge Common, Melksham, Wiltshire. SN12 7QS:** Proposed New Dwelling. Applicant: Mr. Pete Harrold  
**Comments:** *No objections*
- g) **16/06484/FUL – 17, Osprey Close, Bowerhill, Melksham, Wiltshire. SN12 6XY:** Proposed Single Storey Rear Extension. Applicant: Mr. Kevin Hall.  
**Comments:** *No objections*
- h) **16/06564/OUT – Land North of 554, Canal Bridge, Semington Road, Wiltshire. BA14 6JT:** Outline application relating to access – Erection of two detached dwellings and new access. Applicant: Mr. K. Lockwood.  
**Comments:** *No objections*
- i) **16/06672/FUL – 32A, Westlands Lane, Beanacre, Wiltshire. SN12 7QE:** Erection of a single storey glazed verandah to the rear of the property. Applicant: Mr. Jon Miller.  
**Comments:** *No objections*
- j) **16/06984/PNCOU – Lot 4, Oakley Farm, Lower Woodrow, Forest, Melksham, Wiltshire. SN12 7RB:** Prior Notification under Class Q for proposed change of use of agricultural building to 2 dwellings and associated works (resubmission of

16/01744/PNCOU). Applicant: Mrs. Emma Mitchell (Agent: Stephen Kingshott Building Consultant Ltd).

**Comments:** *The Parish Council reiterates its comments from the previous submission for this application (16/01744/PNCOU) that it OBJECTS as this proposal is creating dwellings in the open countryside with no connection to agriculture, horticulture, forestry or the local community. In addition, the access to the dwellings will be via a gravel track and previously used service roads for chicken houses and the dwellings are not located close to any services or amenities.*

k) **16/06743/FUL – 430 Redstocks, Melksham, SN12 6RF:** Two storey extension and associated alterations. To create access and parking off road.

**Comments:** *No objections*

l) **16/04395/FUL – Land at Westlands Lane, Beanacre, Melksham, SN12 7PX:**

Erection of single dwelling and integral garage, associated landscaping AMENDED

PLANS: **Comments:** *The Council recognise the further details sent regarding the issues raised about access and drainage, but cannot accede to this application until it sees a Flood Risk statement as this is in an area with a known flood risk coupled with an application which incorporates a ground drainage system.*

124/16 **Planning Appeal Decisions:** The council noted the following planning decisions:

a) **Land at Woolmore Manor, Bowerhill, Melksham, Wiltshire, SN12 6QZ:** The appeal against the refusal to grant outline planning permission (8 dwellings) was dismissed.

b) **Land off A365, Shurnhold, Melksham (Gladman):** A decision against the refusal to grant outline planning permission (up to 263 dwellings) is expected in September.

Meeting closed at 8.54pm

Chairman, 12<sup>th</sup> September, 2016