

**MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 16<sup>th</sup> May 2016 at Crown Chambers, Melksham at 8.15 p.m.**

**Present:** Cllrs. Richard Wood (Council Chair), John Glover (Council Vice-Chair), Alan Baines, Rolf Brindle, Paul Carter and Mike Sankey.  
Officers: Teresa Strange (Clerk) and Jo Eccleston (Assistant Parish Officer).

**Apologies:** Cllr. Gregory Coombes.

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

622/15 **Declarations of Interest:** Cllr. Baines and Brindle both declared an interest in agenda item 4a; Cllr. Baines as he is acquainted with the applicant via his work with Moles Brewery and the Campaign for Real Ale and Cllr. Brindle as a resident of Spa Road. Cllr. Wood declared an interest in agenda item 5c as a resident of Semington Road. Cllr. Carter declared an interest in agenda item 9c as his son is on the Board of Governors at Forest and Sandridge School. Cllr. Glover declared an interest in agenda item 4c as he is acquainted with the applicant.

623/15 **Public Participation:** There were no members of the public.

624/15 **Planning Applications:** The Council considered the following applications and made the following comments:

a) **16/00934/LBC – 399, The Spa, Melksham, Wiltshire, SN12 6QL:** Repair internal stone steps, and replace collapsed roof to stone garden shed and make unit weatherproof. Applicant: Mrs. Laura Catte  
**Comments:** *The Council have no objections.*

b) **16/03502/FUL – 37, Halifax Road, Bowerhill, Wiltshire. SN12 6TU:** Garden shed/summerhouse/outbuilding (Retrospective). Applicant: Mr. Keith Campbell.  
**Comments:** *The Council have no objections.*

c) **16/03546/FUL – 1, Herons Court, Bowerhill, Melksham, Wiltshire, SN12 6TG:** Proposed First Floor Extension. Applicant: Mr. John Thayer.  
**Comments:** *The Council have no objections.*

d) **16/03803/FUL – 19, Hastings Road, Bowerhill, Melksham, Wiltshire, SN12 6BF:** Rear sun lounge extension & part garage conversion to bathroom (re-submission 15/08277/FUL). Applicant: Mr. S. Wilcox.  
**Comments:** *The Council have no objections.*

e) **16/03854/ADV – Unit 5, Verbena Court, Melksham, Wiltshire, SN12 7GS.** Light box sign at high level. Applicant: Mr. Armando Brazao.  
**Comments:** *The Council have no objections.*

f) **W/12/01080/FUL Melksham Link (new canal) Amended Plans** Land North West of Semington Bridge, Canal Bridge, Melksham. Creation of a new waterway and

towpath for the Wilts & Berks Canal between the Kennet & Avon Canal and the River Avon and associated footpath, cycleway and 10 x bridges along with new access roads to Berryfield.

**Comments:** *The Parish Council wishes to reiterate its previous support for this planning application in principle and would like to make the following comments on the latest amended plans:*

1. *The Council has concerns over the siting of a swing or lift bridge at Berryfield Park. It should ALWAYS be possible for residents living in Berryfield to the west of the proposed canal route to catch a bus on Semington Road and to access the proposed new village hall to be built as part of the recently approved outline planning application for land East of Semington Road, 16/00497/OUT. This swing or lift bridge is proposed on the main existing route into Berryfield Park which will become closed to vehicular access. A fixed footbridge MUST be located here. It is acknowledged that a swing or lift bridge would give the least amount of visual disruption for existing residents and that a fixed bridge may pose problems for disabled access. The Council therefore does not object to the provision of both a fixed bridge and swing or lift bridge at this location and considers that there is a requirement for both.*
2. *The proposed car park off the A350, opposite the cemetery, must have a No Right Turn into it from southbound traffic, and a No Right Turn when exiting from the car park. The decision for the Campus redevelopment stated that access could not be from the A350 by the cemetery. Therefore, this should apply to the proposed car park on the other side of the road.*
3. *There should be provision for canal waste disposal and a pump out at some point along this stretch of the Melksham Canal Link. Ideally this should be somewhere in a mooring area with road access.*
4. *The Council welcomes the provision of a fence between the tow path and canal to protect residents of the existing properties in Berryfield Park.*
5. *The Council welcomes the retention of hedges and trees from the repositioning of the Berryfield access roads.*
6. *Whilst the Council acknowledges that for this development to take place it will require the removal of a sycamore tree with a TPO, it would like to see a replacement tree planted somewhere within the scheme.*
7. *The Council welcomes the retention of public footpaths MELW10 & MELW11 by Outmarsh Farm.*
8. *The Council was surprised at the removal of the Marina from the previously submitted plans.*

**Recommended:** *Cllr. Brindle to raise the concerns of the Council with regard to the proposal for a swing or lift bridge, rather than a fixed bridge, at the site of the existing vehicular entrance to Berryfield, at the next Wilts and Berks Canal Trust meeting.*

625/15 **Planning Decisions:**

- a) **16/01457/FUL - Eddie's Diner, Lysander Road, Bowerhill, Melksham, Wiltshire, SN12 6SP.** *Retention of takeaway trailer and rear extension, timber*

decking and timber roof enclosure (W/12/00880/FUL) and temporary period of 3 years. It was noted that this application had been refused. The Case Officer's report had referred to comments having been made by the Town Council when in fact it was the Parish Council. The Clerk reported that she had advised Wiltshire Council of this error.

- b) **15/12454/OUT - Land to the North of Sandridge Common, Sandridge Road, Melksham, Wiltshire.** *Outline planning permission for residential development of up to 100 dwellings, associated infrastructure, open space and landscaping, with creation of new vehicular access from Sandridge Common.* It was noted that a decision notice had not been formally publicised by Wiltshire Council and that documentation from Wiltshire Council stated that the application had been approved subject to the completion of a legal agreement. Although residents of Lansdowne Close had requested that no pedestrian access should be planned from this cul-de-sac to the new proposed development, clause 21 of the Case Offer's report had stated that the construction of a tarmac footway from Lansdowne Close to the development was required prior to the occupation of the 50<sup>th</sup> dwelling in the interests of pedestrian accessibility.
- c) **16/00497/OUT – Land East of Semington Road, Melksham, Wiltshire.** *Outline application for the erection of up to 150 dwellings with access, new village hall and areas of open space (Re-submission of 14/07526/OUT).* It was noted that this had been approved by the Strategic Planning Committee on Wednesday 11<sup>th</sup> May, 2016. Cllr. Wood reported that he had attended this meeting and strongly requested that if the plans were approved that the Parish Council wanted to see a footway on the eastern side of Semington Road to allow pedestrians to walk safely to the traffic controlled pedestrian crossing on the A350. Wiltshire Council Highways Department had stated that there was not enough room on Semington Road for a footway on both sides. Cllr. Wood felt that the Parish Council should continue to put pressure on Wiltshire Council to insist upon a second footway on the eastern side.

626/15 **Pending S106 Agreements:** There are now 3 large planning applications approved in the Parish (14/06938/OUT – Land East of Spa Road, 450 dwellings; 15/12454/OUT – Land to the North of Sandridge Common, 100 dwellings; 16/00497/OUT – Land East of Semington Road, 150 dwellings and Village Hall), all with pending S106 agreements. The Parish Council have not been consulted on these S106 Agreements despite Wiltshire Council's own policy stating that "(Planning Policy 11.17) Parish and town councils are well placed to articulate the needs of the local community. They may identify necessary mitigation measures required from development proposals". Wiltshire Council continue to make decisions on S106 agreements without consulting the Parish Council and hence the community. It was considered that the community building for the East of Spa Road development (14/006938/OUT) would be best placed in the north of the development, and so relatively central to the overall East of Melksham development. **Recommendation:** 1. *The Council write to both Wiltshire Council and the developers of these applications with regard to S106 agreement, stating that it has an expectation to be consulted in writing on these and all S106 agreements.* 2. *The Council copy in Cllr. Baroness Jane Scott of Bybrook OBE, Leader of Wiltshire Council and Cllr. Toby Sturgis, Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste, on this correspondence.*

627/15 **Additional Comments on Current Planning Applications:** The Clerk reported that

following a recent meeting with the Clerk of Calne Town Council to talk about the Neighbourhood Plan process. Calne Town Council had written into their Neighbourhood Plan clauses with regard to development after their housing allocation had been met, to give more benefits to the community and enhanced developments. The Clerk reported that following the approval of planning applications 14/06938/OUT, 15/12454/OUT and 16/00497/OUT that there were now 700 houses planned for the Melksham Area and that this well exceeded the target of 611. This must therefore count against the 5 year housing land supply as a material consideration in defence against further development proposals. **Recommendation:** *The Clerk to submit further comment to Wiltshire Council on planning applications 16/01123/OUT (Pathfinder Way – 235 dwellings) and 14/11919/OUT (Shurnhold – 263 dwellings), re-iterating the Parish Council's objections to these applications, citing the fact that the Melksham Area has now exceeded its housing allocation target for up to 2026.*

62815 **Planning Appeals: 15/08387/OUT – Woolmore Manor, Bowerhill, Wiltshire, SN12 6QZ.** Outline application for 8 dwellings and associated access (Outline application to determine layout, scale and access – Resubmission of 14/03607/OUT). **Appeal is against Refusal of Planning Permission.** The Committee noted this planning appeal. **Recommendation:** *The Council resubmit their previous comments to the Planning Inspector.*

629/15 **Planning Enforcement:**

- a) **MUGA and Children's Play Area on the East of Melksham Development:** It was noted that the MUGA and Older Children's Play Area on the East of Melksham housing development still had not been installed. This was due to have happened at the 301<sup>st</sup> occupancy and there are now 800 dwellings on this development. The Clerk advised that she had reported this to the Enforcement Officer. It was noted that due to staffing levels at Wiltshire Council that planning enforcement were reactive, relying on the parish council to keep them informed of such issues.
- b) **Tree Planting and Bins on Public Open Space behind the New Forest & Sandridge School:** Both Cllr. Brindle and a resident had reported that tree planting on land to the rear of the new Forest and Sandridge School, that was a planning condition, had not taken place. In addition, the Clerk reported that the public litter bins being provided by the developer had still not been installed at the Public Open Space behind the school. Again this had been reported to the Enforcement Officer, Natalie Rivans, who was addressing this. Cllr. Baines stated that Ms. Riven carried out an excellent job in addressing and following through enforcement issues once they had been reported to her. **Recommendation:** *The Council send a letter of thanks to Ms. Rivans' Line Manager and copy Ms. Rivans in on this correspondence.*
- c) **Forest & Sandridge Car Parking Management Plan and Travel Plan:** The Council had received a copy of the School's Car Parking Management Plan and Travel Plan that were approved as part of the planning application for the school. The Car Parking Management Scheme, that had been accepted and approved by Wiltshire Council, stated that School staff would hold traffic back in Cranesbill Road at drop off and pick up times to ease traffic congestion. This did not happen as the School had subsequently been advised that this was not legal, however, the school were complying with all other aspects of the Plan. Mr. Paul Carter, Chairman of the Board of Governors, had reported that the School's Travel Plan

had been approved prior to the opening of the new school and now that they had occupied their new building for nearly an academic year that they were relooking at this document in time for the new school term in September. A resident of Nightingale Close had contacted the Parish Council to complain about parents parking outside of his property. He was seeking the assistance of the Council to enable letters to be put on windscreens of cars asking them not to park in this road. The committee considered that in terms of enforcement the school were complying with the plans that they had submitted to Wiltshire Council and that there had been no breach of the conditions. **Recommendation:** *The Council write back to the resident stating that the School are fulfilling their obligations with regard to car parking management, that they support the School's actions and suggesting that the resident contacts Wiltshire Council with regard to any potential enforcement issues in his particular road.*

- 630/15 **Lack of Public Consultation for pre-application for Land at Woodrow Road:** The Committee noted that the consultation website for this pre-application, [www.woodrowroad.co.uk](http://www.woodrowroad.co.uk), was still not live and residents were frustrated that they could not make comment. Additionally, the council had not received any hard copies that the Agents had stated they would send when they attended the planning meeting on 25<sup>th</sup> April, 2016. The Clerk reported that she had already e-mailed the Agents querying this and asking whether there was any other medium that residents were able to make comment to if the website was not working; to date she had not received a reply. **Recommendation:** *1. The Council write a strongly worded letter, to be sent by recorded delivery, to the Agent re the lack of any consultation vehicle, and that a commitment to a date as to when this will be addressed should be given or the developers should hold a public consultation event. 2. Wiltshire Council Planning to be sent a copy of this correspondence.*
- 631/15 **CIL (Community Infrastructure Levy) Training Notes:** The committee noted "question and answer" notes from CIL training held by Wiltshire Council.
- 632/15 **Street Naming Request:** The Town Council had received a request from a resident asking for a street to be named after their parents in recognition of the works carried out by them with the Canberra Youth Club and the Blue Pool. The Town Council did not have any new developments in their Parish and had asked if the Parish Council would consider this request. It was noted that the Council preferred to name streets on new developments with a theme, i.e., birds or flowers. Additionally, it was considered that there were lots of people who had worked hard for the Melksham area and the community who could equally wish to have a street named after them, and it would be difficult to choose one over another. It was considered that it would be more appropriate to name something on the new campus after this resident if they had been involved with the Blue Pool and youth activities. **Recommendation:** *The Council reply to the Town Council turning down this request, but suggesting that they write to Cllr. Jon Hubbard, as part of the Campus Delivery Team, to forward the resident's request with the possibility of naming something in the campus after their parents.*

Meeting closed at 9.24pm

Chairman, 23<sup>rd</sup> May, 2016