

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 25th April 2016 at Crown Chambers, Melksham at 7.00 p.m.

Present: Cllrs. Richard Wood (Council Chair), John Glover (Council Vice-Chair), Gregory Coombes, Alan Baines, Rolf Brindle and Paul Carter.
Officers: Teresa Strange (Clerk) and Jo Eccleston (Assistant Parish Officer).
Visitors: Mr. Mark Scoot & Rob Holloway
12 members of the public

Not present: Cllr. Mike Sankey

Apologies: None

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

- 608/15 **Declarations of Interest:** Cllr. Baines declared an interest in agenda item 4 as a resident of Woodrow Road, and Cllr. Carter also declared an interest in agenda item 4 as he personally knew residents that lived in Woodrow Road and who were in attendance; it was noted that this was not a pecuniary interest.

The Council agreed to bring forward agenda item 4 prior to public participation in order that residents could listen to the presentation from Mr. Scoot and Mr. Holloway.

- 609/15 **Visit from Amethyst Planning:** Mr. Scoot, Planning Consultant, and Mr. Holloway, Transport Consultant, acting on behalf of their client, Waddeton Park Ltd., gave an outline of their proposal for land at Woodrow Road. Mr. Scoot stated that they had submitted a formal pre-application for this land to Wiltshire Council and were hoping to submit an outline planning application for up to 152 dwellings next month. He pointed out some key issues from the pre-application indicative plan; as there are pylons and HV cables across the centre of the proposed site this area will not be developed and will form a wildlife corridor. The proposal includes a significant buffer between the site and existing development. The historic route of the canal and the local plan protected route of the canal will remain untouched through the western area of the site. The main vehicular access will be from Woodrow Road and there will be several pedestrian accesses.
- Mr. Holloway reported that a meeting had been held with Wiltshire Council to discuss the scope of the transport survey in support of this application. He stated that he was comfortable with the vehicular access in terms of the engineering design and the regulatory requirements with regard to visual splays and meeting the standards of new accesses joining existing roads. He stated that the traffic assessment covered a large radius as they would be looking at the impact that this development could have on the two mini roundabouts at Lowbourne and also at the roundabout where Lowbourne meets Bank Street and the High Street. He explained that he had traffic surveys with regard to existing traffic flow and that he would be carrying out modelling to give a prediction of the impact that this new development could have on this flow. He reported that as part of the application Wiltshire Council had requested a contribution towards a new cycle/walking link from the west side of the site into the

centre of town, and further enhancement to the National Cycle route that goes via the railway station.

Mr. Scoot added that the development would offer the full amount of affordable housing with tenure split as per Wiltshire Council's policy. It will make the full CIL (Community Infrastructure Levy) contribution which should be in the region of £750k-£800k.

Cllr. Brindle queried the percentage of affordable housing proposed. Mr. Scoot replied that Wiltshire Council had requested 35% of the development.

Cllr. Baines questioned the actual width of the access road into the proposed development. Mr. Holloway responded that it would probably be about 5m and would take a refuse lorry, but that it would be slightly narrower than Forest Road. There is not a requirement for it to be any wider as it is a residential estate road and not a main road, however it would be wider at the entrance to accommodate the required visual splay.

Cllr. Baines expressed concerns over vehicular capacity issues in Woodrow Road, the fact that there is only a pavement on one side of the road and that there is a pinch point between Crescent Road and Church Lane. Mr. Holloway stated that traffic surveys were carried out at busy commuter times to ensure that they looked at the traffic flow during its busiest times, and that this new development would create an addition of approximately 77 vehicles per hour during the morning between 8.00/9.00am and 46 vehicles per hour in the evening between 5.00/6.00pm. Additionally, capacity tests will be carried out on all the nearby junctions. He stated that in terms of only one footway, that a significant contribution would be made to the provision of cycle/walking link to the Town to provide an alternative route.

Cllr. Coombes asked whether the roads on this development could be made wider to accommodate more on street parking. Cllr. Wood concurred stating that there had been issues in the past in the Parish with emergency vehicles being unable to gain access due to cars parked on narrow roads on new developments. Mr. Holloway replied that the width of the road had to be in accordance with Wiltshire Council's planning policy and commensurate with the use of the road.

Cllr. Brindle queried the density of the housing and whether the developer would be providing fire hydrants. Mr. Scoot advised that the density of housing would be 13 dwellings per acre, which was a mid-range density and that he would find out about any potential provision of fire hydrants.

Cllr. Glover asked about what community facilities would be provided. Mr. Scoot replied that in addition to the CIL contribution that there would be areas of public open space and two equipped play areas. He assumed that the maintenance of these areas would fall to his client.

Cllr. Baines queried surface water drainage stating that the required run off rate was 20%, and where water from the attenuation ponds led to. Mr. Scoot responded that water from the attenuation pond would lead into the River Avon and that they would comply with the legal requirement for drainage and run off rates. Additionally, the north west area of the site was to become a wetland.

Cllr. Wood stated that local people avoided using Forest Road as it was a linear pinch point and asked the consultants to comment on the lack of suitability of this road to access this proposed site. Cllr. Brindle considered that much of the traffic would be coming from the direction of Eastern Way and would use Church Lane. He said that he was unaware of any traffic issues on this road. Cllr. Baines disagreed, stating that the bus sometimes had access difficulties using Church Lane, and he

had concerns about traffic using New Road, which was a single track road. He reported that there are issues of speeding on Woodrow Road when approaching from the Lacock direction, stating that this was a national cycle route, and asked if the developers would consider some sort of road calming measures on this stretch. Mr. Holloway replied that they considered that access via Forest Road was suitable, however, they would work closely with the Highways Department to put in place any measures that were requested or considered necessary to ensure that access to the site met with Wiltshire Council's requirements. He felt that his client would consider road calming measures in Woodrow Road if the Highways department considered this to be appropriate.

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

610/15 **Public Participation:** Residents had concerns and queried the Consultants over the following:

- Flooding of adjacent land if this land is developed.
- Development of this land could set a precedent and lead to further development of other adjacent fields and farms, some of which is owned by Wiltshire Council.
- The proposed height of any dwellings – particular concern over any proposals to build 3 storey houses.
- This site is not the easiest to access, there are other sites that have better vehicular access points that could be looked at.
- The proximity of any new dwellings to existing housing.
- The effect of this development on the habitat of wildlife.

Mr. Scoot and Mr. Holloway responded as follows:

- A flood risk survey was being carried out and they would send this to the Parish Council and the concerned resident.
- They had not entered into any discussions with Wiltshire Council with regard to Wiltshire Council owned land or any other land that was outside of the site boundary.
- This is a pre-application with just outline planning being submitted, however the plans did not currently contain any 3 storey houses.
- They consider that access to this site is acceptable, and that other developers would have to make their case about other potential sites within the Melksham area.
- There will be a substantial buffer that will be half the length of the longest gardens that the site abuts in Woodrow Road. If residents left email addresses, then the consultants were happy to discuss any potential buffer with them.
- The site land is currently low grade agricultural land. All the hedgerows will be retained and there will be ecological enhancement with the creation of further planting to woodland, wildflower planting and a wetland to the west of the site

The Council reconvened.

Cllr. Wood reiterated that this was just a fact finding mission as it was not yet a planning application. Cllr. Baines asked whether there would be a public exhibition of this pre-application. Mr. Scoot replied that there would not and that public consultation would be on-line only via their website, www.woodrowroad.co.uk. The

Clerk requested that hard copies of the consultation were sent to the Parish Council for those residents that did not have access to it on-line.

611/15 **Planning Applications:** The Council considered the following applications and made the following comments:

a) 16/02532/FUL – 451, Bowerhill Lane, Melksham, Wiltshire, SN12 6RA:

Addition of a timber garage on concrete base to existing driveway. Applicant: Mr. Graham Cooper

Comments: *The Council have no objections.*

b) 16/02535/FUL – 353a & 353b, Snarlton Lane, Melksham, Wiltshire, SN12 7QP:

Change of use of agricultural land to domestic curtilage (Retrospective).

Applicant: Mr. Stapleford & Mr. McLaren.

Comments: *The Council have no objections.*

c) 16/03132/FUL – 4a, Catalina Court, Bowerhill, Melksham, Wiltshire, SN12

6FA: Front porch extension. Applicant: Mr. Steven Meakin.

Comments: *The Council have no objections.*

612/15 **Public Consultation for Wiltshire Air Ambulance Charitable Trust:** Outline planning for a new home for the Wiltshire air Ambulance Trust, 15/10766/OUT was approved on 15th February, 2016. The Council noted the dates of the Public Consultation for the forthcoming Reserved Matters planning application as follows:

- Monday 6 June – Melksham Town Hall from 10am to 8pm. Unstaffed 10am to 5pm. Staffed 5pm to 8pm.
- Tuesday 7 June – Melksham Town Hall from 9am to 5pm. Staffed 9am to midday. Unstaffed midday to 5pm.
- Wednesday 8 June – Melksham Town Hall from 9am to 4pm. Unstaffed throughout this period.
- Thursday 9 June – Semington Village Hall from 10am to 8pm. Staffed throughout this period.

613/15 **Correspondence Following lack of Adoption of Chippenham DPD:**

a) Request from Michelle Donelan MP for Wiltshire Council to delay planning application decisions until the Chippenham DPD has been adopted:

The Committee noted an article in the Wiltshire Times, 14th April, 2016.

b) SLCC (Society of Local Council Clerks) response with regard to Councils without a 5 Year Housing Land Supply:

The Clerk reported that following a request from the SLCC for individual parish councils to send in their views on the Government's proposed changes to planning measures in the Housing and Planning Bill, she had sent the Parish Council Comments on the recent consultation. The SLCC's National Planning Advisor had thanked the Parish Council for their comments and stated that the SLCC had responded to the Consultation Paper stating how they considered it unfair that where a Local Authority could not demonstrate a 5 Year Housing Land Supply that planning decisions were made by appeal under presumption of favour.

614/15 **Matters Arising:**

- a) 15/12454/OUT – Land to the North of Sandridge Common: Outline application for up to 100 dwellings:** The Committee noted that this application was being considered by Wiltshire Council Western Area Planning Committee on Wednesday 27th, April, 2016. It was considered that Parish Council representation at this meeting was not needed as the Council had already made its comments on this application to the Case Officer. **Recommendation:** *The Council email its comments on this application to the members of the Western Area Planning Committee prior to the meeting to be held on 27th April.*
- b) 16/00497/OUT – Land East of Semington Road : Outline application for up to 150 dwellings and village hall:** The developers, Strutt & Parker, had reported that this application was to be considered by Wiltshire Council Strategic Planning Committee on 11th May, however to date the Parish Council had not been notified. **Recommendation:** *1. Cllr. Wood, Cllr. Glover and the Clerk to have delegated powers to consider the Case Officer's report when published and the Parish Council's previous comments to make representation when this application is considered. 2. Cllr. Wood to represent the Parish Council once the date of the meeting is confirmed.*
- c) Pre-Application for Land at Woodrow Road: Up to 152 dwellings:** **Recommendation:** *The Council query the planning contributions (CIL and s106) for this proposed application, and why discussions have already been made with Wiltshire Council on its potential spend without consulting the Parish Council; highlighting points 4.45 & 4.46 of the Core Strategy which state that the Council will consult with local communities with regard to CIL charging and S106 and the provision of necessary infrastructure. Additionally, the Planning Policy 11.7 states that "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".*

Meeting closed at 8.00pm

Chairman, 23rd May, 2016