

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 6th June 2016 at Crown Chambers, Melksham at 7.00 p.m.

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

Visitor: Nick Westbrook, Melksham Neighbourhood Plan Steering Group.

Apologies: None

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

Cllr. Wood stepped down as Chair of the Planning Committee and Cllr. Glover took the Chair.

- 025/16 **Election of Chair Of Planning Committee:** Cllr. Glover invited nominations for the Chair of the Planning Committee for 2016/17. Cllr Sankey proposed, seconded by Cllr. Coombes that Cllr. Richard Wood was elected as Chair of the Planning Committee. **Resolved:** *The Council unanimously resolved that Cllr. Wood be Chair of the Planning Committee for 2016/17.*

Cllr. Wood retook the Chair.

- 026/16 **Election of Vice-Chair Of Planning Committee:** Cllr. Wood invited nominations for the Vice-Chair of the Planning Committee for 2016/17. Cllr Sankey proposed, seconded by Cllr Baines that Cllr John Glover be Vice-Chair of the Planning Committee. **Resolved:** *The Council unanimously resolved that Cllr. Glover be Vice-Chair of the Planning Committee for 2016/17.*

- 027/16 **Declarations of Interest:** Cllr. Glover declared an interest in agenda item 5a as his daughter is a neighbour of the applicant. The Clerk declared an interest in agenda item 5d as she is acquainted with Mr. & Mrs. Godwin who were in attendance with regard to this application.

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

- 028/16 **Public Participation:**

a) Wiltshire Councillor Roy While stated that he wished to listen to the views of the residents with regard to 8, Fulmar Close and also to the Neighbourhood Plan presentation by Nick Westbrook. He reported that there was still no news on the Pathfinder way application, but that in his opinion a decision would not be far away.

b) 16/02681/FUL (Revised Plans) – 8, Fulmar Close. Six residents wished to make representation and object to this revised planning application. The revised plans show a reduction in the ridge height of the garage roof by 350mm and the removal of an internal sink. Residents did not feel that these amendments would reduce the impact of this proposal on their light amenity, and that this proposal still significantly

increased the bulk of the garage. They additionally considered that this proposal was in conflict with Core Policy 57, which seeks to ensure high quality design and the impact on the amenities of existing occupants.

The Council re-convened and agreed to bring agenda item 5d forward.

029/16 **Planning Application: 16/02681/FUL (Revised Plans) – 8, Fulmar Close, Bowerhill, Melksham, Wiltshire, SN12 6XU:** Proposed new roof to detached garage with ancillary accommodation. Applicant: Mr. Omar Abdulshakour. It was noted that the Council did not oppose this application when it was considered on 4th April, 2016. Cllr. Baines stated that the removal of the sink was an important factor as it meant that this alteration to the garage could not be used as accommodation; in addition the proposal was single cavity with no sanitation. Cllr. Sankey reported that he had paid a site visit, and considered that the proposed external staircase would encroach on the light into the adjoining properties and that the proposal is too intrusive. He advised that this property has already had two extensions and that further extension would affect the amenity of the neighbours. Cllr. Carter had also paid a site visit and concurred with Cllr. Sankey. It was noted that this application would be considered by the Western Area Planning Committee on 29th June following a site visit.

Comments: *Following receipt of further information from adjacent residents, the Council OBJECT on the grounds of overlooking and loss of light amenity to the neighbouring properties.*

030/16 **Presentation from Joint Neighbourhood Plan Steering Group:** Nick Westbrook gave an update on the progress that had been made by the Joint Neighbourhood Plan Steering Group. He presented the Vision and Core Objectives Document for information prior to the Public Consultation to be held on Friday 1st and Saturday 2nd July in the Assembly Hall. He requested that if councillors had feedback that they emailed him individually.

031/16 **Planning Applications:** The Council considered the following applications and made the following comments:

a) **16/03671/CLE – 64, Shaw Hill, Shaw, Melksham, Wiltshire, SN12 8EX:**
Unauthorised creation and letting out of annexe/flat. Applicant: Mr. Paul Drage
Comments: *The Council are aware that they cannot object to or approve this application, but note that the register of electors contains the details of all persons that have registered as occupying this annexe.*

b) **16/04031/FUL – 26, Kingfisher Drive, Bowerhill, Melksham, Wiltshire, SN12 6FJ:** Proposed first floor side extension. Applicant: Mr. Nicholas Hibberd
Comments: *The Council have no objections, providing that the adjacent neighbours have also raised no objection.*

c) **16/04304/FUL – 50, Bader Park, Bowerhill, Wiltshire, SN12 6UF:** replacement of existing conservatory with new extension and replacing existing flat roof to garage with pitched roof. New porch to main entrance and side extension. Applicant: Mrs. Ingrid Weeks.
Comments: *The Council have no objections.*

d) 16/03811/FUL – ASDA, Bradford Road, Melksham, Wiltshire, SN12 8LQ:

Erection of a four pump petrol filling station with associated air/water unit and control room. Applicant: ASDA Stores Ltd.

Comments: *The Council wish to support the comments made by the Town Council. Additionally, the Council wish to comment on the traffic implications for this proposal; historically there have been traffic problems with the entrance to the Asda Store, revision of the phasing of the two sets of traffic lights has not resolved this problem and proposals to spend £1m on the Farmers Roundabout is acceptance that a problem still exists. Therefore, the increase in traffic associated with a petrol filling station will only create additional traffic problems which will affect residents of Melksham Without Parish in the villages of Shaw, Whitley and Beanacre. There are also concerns that residents of Bowerhill and Berryfield will try to avoid using the A350 through Melksham to access Chippenham and the M4, choosing to use Eastern Way and New Road, a single track road with passing places, to join the A350 at Lacock.*

032/16 **Planning Decisions:**

15/11559/VAR – Land adjoining 303, Sandridge Road, Northeast to Sandridge Hill, Sandridge Common, Wiltshire, SN12 7QR. Variation of condition 12 of planning application 14/03652/OUT (Demolition of existing detached dwelling and the erection of up to 24 No. dwellings on the site)The Council noted that this variation had been approved.

033/16 **Planning Appeals:**

14/11919/OUT – 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. Appellants: Gladman Developments Ltd. & Mr. N. Keen. The Council noted that this was a Town Application and that there was a planning inquiry to be held at Trowbridge Civic Centre 21st – 24th June and 28th June – 1st July, 2016. The Parish Council had already submitted their comments to the Planning Inspector. **Recommendation:** *The Parish Council do not send a representative to the Inquiry, but they keep CAWS (Community Action: Whitley Shaw) informed should they wish to attend.*

034/16 **Proposal by the Royal Mail for the Installation of a Post Box at Skylark Road:**

The Royal Mail had sent correspondence with a proposal to site a Post Box at the entrance to Skylark Road from Eastern Way.

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

Cllr. Wood asked residents from the East of Melksham Development where they would like to see a post box sited. The residents felt that somewhere in Verbena Court by the retail units would seem to be the most obvious location.

The Council re-convened.

Cllr. Brindle considered that the location proposed by the Royal Mail would cause traffic issues with parking on the main road in Eastern Way and agreed with residents that Verbena Court would be the best location.

Recommendation: *The Council reply to the Royal Mail stating that they would like to see the post box located in Verbena Court.*

035/16 **Wiltshire Air Ambulance Public Consultation:** Cllr. Wood reminded all that the Wiltshire Air Ambulance Public Consultation on their new Head Quarters on land at Outmarsh Farm was being held this week in Melksham Town Hall and Semington Village Hall.

Meeting closed at 8.31pm

Chairman, 20th June, 2016