

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 14th August 2017 at Crown Chambers, Melksham 7.00 p.m.

Present: Cllrs. Cllr. Richard Wood (Council & Committee Chair), Paul Carter (Committee Vice-Chair), Alan Baines, Gregory Coombes, Mary Pile and Kaylum House.

Officers: Teresa Strange (Clerk) and Marianne Rossi (Apprentice Parish Officer)

172/17 **Apologies:** Cllr. John Glover (Council Vice-Chair) as he is on holiday (reason accepted) and Cllr. Terry Chivers who gave no reason.

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

173/17 **Declarations of Interest:** The Apprentice Parish Officer declared an interest in agenda items 6e) and 6f) as these applications are adjacent to her home address.

174/17 **Dispensation Requests for this Meeting:** None.

175/17 **Public Participation:** There were no members of the public present.

176/17 **Planning Applications:** The Council considered the following applications and made the following comments:

- a) **17/06462/ADV – Unit 3 Ashville Centre, Commerce Way, Melksham, Wiltshire, SN12 6ZE:** Two internally illuminated fascia signs and two internal posters. Applicant: Mrs. Sara Humphries.
Comments: *The Council have no objections.*
- b) **17/06561/FUL – 47, Westlands Lane, Beanacre, Wiltshire, SN12 7QE:** Detached garage with room above. Applicant: Mr. & Mrs. A Appleton
Comments: *The Council have no objections.*
- c) **17/07010/FUL - 181, Woodrow Road, Forest, Wiltshire, SN12 7RF:** Proposed first floor side extension & single storey rear extension. Applicant: Mr. Matthew Greenland.
Comments: *The Council have no objections.*
- d) **17/06864/FUL – Eddies Diner, Lysander Road, Bowerhill, SN12 6SP:** Permanent use of site as food service takeaway & diner (Resubmission of 16/15512/FUL). Applicant: Mr. Michael Henley.
Comments: *The Parish Council have no objections to this new application however it would like to make the following request for conditions to be applied if the application is given approval.*
 - 1. *That the premises are only used as a takeaway and not as a diner.*
 - 2. *That the traffic is monitored for a 6 month period (from the date permission is granted) and a report provided, to assess if there has been any increase in traffic congestion.*

3. *To request that Wiltshire Council collect Business Rates from this business if they are not already doing so.*

Cllr. House wished to have his vote against these comments recorded. The vote was 5 for and 1 against.

- e) **17/07024/FUL –Paddock View, 6 Farmhouse Court, Melksham, SN12 6FG:**
Single storey rear extension to existing dwelling, internal and external alterations and external landscaping works. Applicant: Mr. Rob Hunter. **(NB This planning application is not in the Parish but it is on the boundary line)**
Comments: *The Council have no objections*
- f) **17/07549/LBC –Paddock View, 6 Farmhouse Court, Melksham, SN12 6FG:**
Single storey rear extension to existing dwelling, removal and blocking existing window, new opening to external wall and accommodate new extension, new rooflights to existing bedrooms and reposition steps in existing hall. Applicant: Mr. Rob Hunter. **(NB This planning application is not in the Parish but it is on the boundary line)**
Comments: *The Council have no objections.*

177/17 **Planning Appeals & Appeal Decisions:**

- a) **17/02578/FUL Oakley Farm, Lower Woodrow, Forest Wiltshire, SN12 7RB:**
Erection of tourist accommodation. The Committee noted that the applicant had appealed against refusal of the application. It was noted that the officers had delegated powers to send the Parish Council's previous comments to the Planning Inspector.
- b) **16/06564/OUT Land north of 554 Canal Bridge, Semington:** Outline application relating to access - Erection of two detached dwellings and new access. The Committee noted that the Appeal against a Refusal was Dismissed.

178/17 **Planning Correspondence: Future Potential Plan for Land South of Western Way:** An indicative plan had been received from Developers with an interest in Land to the South of Western Way, SHLAA site 1025, following their meeting with the Parish Council on Friday 16th June. The Developer wished to bring any future development of this land through the Neighbourhood Plan, once adopted. The Committee discussed the indicative plan at length and noted that the suggestions made by the Parish Council with regard to any potential Community benefit, based on the feedback from residents following the public consultation events held by the Neighbourhood Plan Steering Group, had been incorporated. However, there were concerns about any proposals which sought access to the site from the A365. It was also considered that there should be additional access to any small start-up business units from the existing industrial estate to prevent business traffic from travelling through any potential housing development. **Recommended:** *The Council reply to the Developer thanking them for the way in which they have attempted to incorporate everything that was discussed at the meeting on the 16th June into the indicative plan. However, the Council draws the attention of the Developer to the report produced by the Wiltshire Council Highway's Officer on the detailed access plans for the Pathfinder Way application (16/01123/OUT) which outlines his concern over any possible junction from the A365 to that site. Any access to this proposed new site should be either via the Pathfinder Way development, avoiding any access planned for the proposed new school, or from a new exit created on the roundabout where the A350 joins the A365. Additionally, an access should be created from the existing Industrial estate to service any potential business units to the south of the site in*

order that commercial traffic does not need to access any businesses via any residential development planned on the central and north sections of the site.

Cllr. Wood wished to have his abstention from this vote recorded. The vote was 5 for and 1 abstention.

179/17 **Neighbourhood Plan:** The Committee noted the draft Melksham Neighbourhood Plan Steering Groups Minutes from the meeting held on Wednesday 26th July. The Clerk reported that the CCG (Clinical Commissioning Group) were interested in potential sites for possible future health facilities in the Melksham Area, and the Health and Wellbeing Task Group had provided them with information on six potential sites which have been identified following a criteria led selection process.. The Housing Task Group met today and were looking at whittling down the 22 sites assessed by AECOM in order to draw up a short list of sites to be approved by the Steering Group to put forward in the Plan, once the landowners have been contacted. The proposal was that a public consultation would take place in September/October; this would be for housing site allocations and any associated community benefits, securing brownfield sites and designation of sites protected as Local Green Space. The Neighbourhood Plan Steering Group were looking at commissioning Lemon Gazelle, an independent consultancy company, to undertake this consultation process.

180/17 **S106 Agreements:**

- a) **Ongoing and New S106 Agreements:** The completed S106 Agreement for the Pathfinder Way application (16/01123/OUT) had now been received from the Parish Council's solicitors along with their invoice. The officers would now review the agreement and make note of all the trigger points within the document.
- b) **New S106 Queries:** None.
- c) **S106 Decisions made under Delegated Powers:** None.

Meeting closed at 8.07pm

Chairman, 11th September, 2017