

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 6th November 2017 at Crown Chambers, Melksham 7.00 p.m.

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

Officers: Teresa Strange (Clerk) and Jo Eccleston (Parish Officer).

291/17 **Apologies:** Cllr. Chivers had given his apologies, but no reason for his absence. The Committee did not accept his apologies.

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

a) **Personal News:** Cllr. Wood announced that unfortunately Cllr. Mills had some health related issues and wished the councillors to be informed. He has requested a 3 month leave of absence which will be considered at the Full Council meeting on Monday 13th November. The committee wished to send him a card with their best wishes.

b) **Site Visit to new Wiltshire Ambulance HQ:** The Clerk reported that the Wiltshire Air Ambulance Charitable Trust had offer the Parish Council a site visit of the build so far. All on the committee wished to attend.

Recommended: *The Clerk to investigate possible dates for a site visit with the Wiltshire Air Ambulance Charitable Trust.*

292/17 **Declarations of Interest:** Cllr. Coombes declared an interest in agenda item 5a as a resident of Corsham Road.

293/17 **Dispensation Requests for this Meeting:** None.

294/17 **Public Participation:** There were no members of the public present.

295/17 **Planning Applications:** The Council considered the following applications and made the following comments:

a) **17/08792/FUL 206A Corsham Road, Whitley, SN12 8QF:** Erection of garden shed to be used for garden storage. Applicant: Mr Andrew Peters.

Comments: *The Parish Council have no objections.*

b) **17/09768/FUL 63 Skylark Road, Melksham, Wiltshire, SN12 7FY:** Erection of conservatory at rear elevation. Applicant: Mr & Mrs. Sadd. The committee did not consider this application as it was in the Town Parish and had been sent to the Parish council in error.

c) **17/07024/FUL Paddock View, 6 Farmhouse Court, Melksham, SN12 6FG (REVISED PLANS) – (Melksham Town Application on Parish Boundary):** Single storey rear extension to existing dwelling, internal and external alterations and external landscaping works. Applicant: Mr Rob Hunter. **Comments:** *The Parish Council have no objections.*

d) **17/07549/LBC Paddock View, 6 Farmhouse Court, Melksham, SN12 6FG (REVISED PLANS) – (Melksham Town Application on Parish Boundary):** Single storey rear extension to existing dwelling, removal and blocking existing

window, new opening to external wall to accommodate new extension, new rooflights to existing bedrooms and reposition steps in existing hall. Applicant: Mr Rob Hunter. **Comments:** *The Parish Council have no objections.*

296/17 **Planning Appeals:**

- a) **17/01973/FUL Vale Cottage, 138 Top Lane, Whitley, Melksham, SN12 8QZ** (two storey extension). The committee noted that the appeal by the applicant against refusal of permission was dismissed.

297/17 **Planning Enforcement:**

- a) **14/06138/FUL - Extension to Gompels Healthcare Warehouse, Bowerhill re: Hedge Removal:** The Parish Council had received a complaint two weeks ago from a resident of Bader Park with regard to the removal of a bund and vegetation which was screening the site. This had been reported to the Wiltshire Council Enforcement Officer who had replied to say that she would investigate whether a breach of planning permission with regard to the bund had occurred. The Parish Council had subsequently received 3 complaints from residents of Duxford Close with regard to the height and size of the extension. Wiltshire Cllr. While had sent correspondence to say that he had also received complaints from residents. Several complainants wished to know why the Parish Council had not objected to the application when it was first considered. When the planning application was considered in July 2014 the Parish Council made the following comments:

"The council have no objections, but as residents of Duxford Close lost their TV signal when the previous extension was built recommend that should residents lose their TV signal again that Gompels address this issue. Also, the Council would recommend a grey/blue neutral colour as the previous extension was a bright white colour which did not blend in with the surroundings".

It was noted that Wiltshire Council as the Local Authority gives planning permission and that the Parish Council is a statutory consultee, and can only comment on material planning considerations. Relevant issues when applications are considered include:

- Development Plan Policy
- Government Guidance
- Highway safety and traffic
- Design, appearance and layout
- Effect of the level of daylight and privacy
- Conservation of buildings, trees and open land
- Need to safeguard the countryside
- Noise disturbance and smells

The following are NOT relevant planning matters and cannot be considered:

- Effect on the value of the property
- Loss of a private view
- Inconvenience or other problems caused by building works
- Matters covered by other laws
- Private property rights
- Possible future development
- The fact that development may have started
- Trade objections based on competition
- Moral objections

It was noted that the approved planning application was for an extension that was 2m higher than the building that it extended, but the same height as the other buildings on the Gompels site. The planning statement stated: “Every 2m reduction in height of the building reduces the storage by 20% and would need a 30% increase in the floor area to make up the difference”. It was considered, therefore, that if the height of the building was reduced that this would result in a much larger footprint for the actual building.

Wiltshire Council had received 5 letters of objection and 3 letters of support. The Parish Council received one letter of complaint in 2014 with regard to the loss of TV Signal, Although the residents who had complained had stated that there had not been adequate notification to residents who would be affected, it was noted that it was Wiltshire Council who notified residents of proposed planning applications and that they had criteria with regard to the proximity of properties to a planning application. The Committee additionally noted that at the time of submitting the application Gompels had sent out letters to residents in a much wider radius inviting them to view the plans and make comment. **Recommended:** *The Council respond to the residents’ complaints and points raised as follows:*

- *The Parish Council are not the Planning Authority, they are a consultee and can only give comments to Wiltshire Council.*
- *Wiltshire Council contact those properties that they feel will be affected, and the Parish Council will provide the list of those properties that were contacted.*
- *At the time that the planning application was considered the Parish Council only received one letter of complaint with regard to a loss of radio strength affecting their TV signal. No residents attended the planning committee meeting in 2014, or the planning committee meeting held this evening.*
- *With regard to comments raised over the Pathfinder Way application (16/01123/OUT), the Parish Council have always objected to any form of development on this land, but permission was given under presumption of favour as at the time Wiltshire Council were unable to prove that they had a 5-year housing land supply.*
- *A list of material and non-material considerations to be given to the residents which explains what the Parish Council can and cannot comment on.*
- *As the Local Planning Authority, only Wiltshire Council can permit or refuse planning permission.*

298/17 **Neighbourhood Plan:**

- a) Melksham Neighbourhood Plan Steering Group Minutes, Wednesday 25th October:** The Committee noted these draft minutes.
- b) Public Consultation Events – Friday 10th November and Saturday 11th November:** The Clerk informed that there will be a six-week public consultation on sites, both on-line and on social media, and this will be launched by two drop-in consultation events to be held on Friday 10th November, 4.00pm – 7.00pm at Christie Miller Sports Centre, Bowerhill and Saturday 11th November, 11.30am – 2.30pm at the Girl Guide HQ, Melksham. There has already been one press release in the Melksham News and is due to be in this week’s Melksham News again. The events, and the six-week consultation had also been widely advertised via social media.

- 299/17 **Wiltshire Council Local Plan Review – Advance Notice of Consultation and Briefing Event:** The Committee noted that Wiltshire Council were holding consultation and briefing events on the proposed Wiltshire Local Plan Review, which will, when the review is complete, replace the Wiltshire Core Strategy. It was noted that due to expected numbers, attendance was restricted to two representatives from each parish or town council, and additional place for a representative of the Neighbourhood Plan Steering Group. Cllrs. Wood and Carter stated that they wished to attend, but it was also noted that the officers should attend. The Wiltshire Council Spatial Planning Officer advised that this consultation would include information on the SHMA (Strategic Housing Market Assessment), which was how Wiltshire Council came to a figure of 42,000 houses for the Wiltshire Area in the Core Strategy. They are also looking at the HMAs (Housing Market Area), SHLAA (Strategic Housing Land Availability Assessment) sites and the Core Strategy up to 2036.
Recommended: *The Clerk and the Parish Officer to attend, and Cllr. Wood to attend in his capacity as Chairman of the Neighbourhood Plan Steering Group.*
- 300/17 **Wiltshire Council Press Release – “Bungalows for Elderly Being Built by Council”:** It was noted that six new bungalows were currently under construction, which will be owned and run by Wiltshire Council; two in Mere and four in Durrington. Portfolio Holder for Housing, John Smale, said “I am particularly delighted we are providing affordable homes for our older residents in rural areas so they can continue to enjoy and be part of their own local communities. This will in turn free up larger houses for the many families in Wiltshire who need somewhere to live”. The Committee welcomed this news and wished to see similar provision in the parish.
Recommended: *The Council write to John Smale, Portfolio Holder for Housing, welcoming this recent press release, and stating that as a rural parish we would welcome the provision of Wiltshire Council bungalows in Melksham Without.*
- 301/17 **S106 Agreements:**
- a) **Ongoing and New S106 Agreements:**
 - i) **Transfer Agreement for Hornchurch Road Play Area:** The Clerk advised that the Transfer Agreement for Hornchurch Road Play Area had been received from Wellers Hedleys, the Parish Council’s solicitors, for signing. Cllr. Glover had read this agreement and had no issues with it apart from the map provided which did not clearly indicate the land in question. It was considered that a transfer date of 1st January 2018 would be appropriate.
Recommended: *The Council welcome the transfer documents, but seek a more detailed site plan and clarification with regard to an actual transfer date.*
 - b) **New S106 Queries:** None.
 - c) **S106 Decisions made under Delegated Powers:** None.

Meeting closed at 7.51pm

Chairman, 13th November, 2017