

**MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 22<sup>nd</sup> May 2017 at Crown Chambers, Melksham 7.00 p.m.**

**Present:** Cllrs. Richard Wood (Council Chair), Alan Baines, Gregory Coombes, Paul Carter and Mary Pile.

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

Cllr. Mills as an observer.

025/17 **Apologies:** John Glover (Council Vice-Chair) as he was on holiday and Cllrs. Terry Chivers and Kaylum House who were unwell. These were accepted.

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

*Cllr. Baines took the Chair.*

026/17 **Election of Chair of Planning Committee:** Cllr. Baines invited nominations for the Chair of the Planning Committee for 2017/18. Cllr. Baines proposed, seconded by Cllr. Carter 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 2017/18.*

*Cllr. Wood retook the Chair.*

027/17 **Election of Vice-Chair of Planning Committee:** Cllr. Wood invited nominations for the Vice-Chair of the Planning Committee for 2017/18. Cllr. Baines proposed, seconded by Cllr. Wood that Cllr. Paul Carter be Vice-Chair of the Planning Committee. **Resolved:** *The Council unanimously resolved that Cllr. Carter be Vice-Chair of the Planning Committee for 2017/18.*

028/17 **Declarations of Interest:** Cllr. Pile declared an interest in agenda item 6c) as she was the applicant. She offered to leave the room when the Committee discussed this agenda item. The Committee stated that this would not be necessary, but that she was to take no part in the discussion of that item. The Clerk declared an interest in agenda item 6e) as she was acquainted with the applicant.

029/17 **Public Participation:** There were no members of the public present.

030/17 **Planning Applications:** The Council considered the following applications and made the following comments:

- a) **17/02519/FUL – 2B, Lancaster Road, Bowerhill, Melksham, Wiltshire, SN12 6SS:** To convert existing first floor offices to a 3 bedroom flat. Applicant: Mr. P. Jenkins.
- Comments:** *The Council OBJECTS as they do wish to see residential accommodation in the Bowerhill Industrial Estate, which is designated as Principal Employment Land within the Wiltshire Core Strategy. This proposal has no connection or ties to any business on the Industrial Estate and fails to demonstrate that it meets any criteria within Core Policy 35.*

- b) **17/02556/FUL (NB: Town application, but on boundary with parish) - 75, Dunch Lane, Melksham, Wiltshire, SN12 8DX:** Addition of new first floor extension above existing extension to the rear of the property. Additions of two storey side extension and single storey side extension to replace conservatory. Addition of open plan external wooden staircase and platform to rear of existing garage to provide access to new UPVC door entrance to first floor workshop area. Applicant: Mr. Paul Dickens.  
**Comments:** *The Council have no objections, and note that following the Community Boundary Review this application is no longer on the boundary of the parish and is a Town application.*
- c) **17/02943/FUL – 2, Springfield Gardens, Whitley, Melksham, Wiltshire, SN12 8RQ:** Orangery extension to side of property. Applicant: Mr. A Pile.  
**Comments:** *The Council do not object, however they have concerns that the proposal encroaches beyond the existing building line of Springfield Gardens.*
- d) **17/02980/FUL (NB: Broughton Gifford application, but on boundary with parish) -Land at Riverside MOT Centre, Bradford Road, Melksham, SN12 8QL:** Proposed car wash and valeting area. Applicant: Mr. Ibrahim.  
**Comments:** *The Council OBJECTS to this application in its current proposal. They would only be minded to support this application if the following conditions were imposed:*
1. *Anecdotally, the Parish Council are aware that the “Bubbles Hand Wash” business currently located at Spencer’s Club wish to move to this site. This will bring with it a large number of vehicle movements, which will be ingressing and egressing the site, in a location where there has recently been a road traffic collision fatality (Saturday 29<sup>th</sup> April 2017). The Parish Council wishes to see a highways condition imposed which ensures that vehicles exiting the site may only make a left turn.*
  2. *The site is within a flood zone and the highway at the access point is the subject of flooding over the winter months, with the road being closed on some occasions. There are grave concerns with regard not only to the volume of water run off that this proposal will create, but also the harm to any aquatic life that the volumes of detergent and chemicals that may be used could have. The Parish Council wishes to see some form of attenuation included in the application to collect water, chemicals and detergents and a condition imposed which will ensure that under no circumstance should any of this water and residues be allowed to go into Southbrook..*
- e) **17/03031/FUL – The Stables, 224, Bath Road, Shaw, Melksham, Wiltshire, SN12 8EG:** To extend an existing building (to stable horses) and construct a double garage to house a tractor and land rover. Applicant: Mrs. Helen Roberts.  
**Comments:** *The Council have no objections.*
- f) **17/03297/FUL – 3, Lancaster Park Industrial Estate, Lancaster Road, Bowerhill, Wiltshire, SN12 6TT:** Change of use from Use Class D1 to a mixed use falling within Use Class B1 and B2. Applicant: C/O Tetlow King Planning.  
**Comments:** *The Council have no objections.*

- g) **17/03518/FUL – 1, Belvedere Road, Bowerhill, Melksham, Wiltshire, SN12 6AJ:** Proposed new fenestration, external chimney & boundary wall repositioning. Applicant: Mr. Phil Dodd.  
**Comments:** *The Council do not object to the proposal for new fenestration and external chimney repositioning, however, they do OBJECT to the proposal to reposition the boundary wall. They consider that this will have an adverse effect on the Streetscene, will create an inability to park or stop outside of the existing gate for it to be opened and a loss of amenity for the neighbour.*
- h) **17/03529/FUL – Lagard House, First Lane, Whitley, Melksham, Wiltshire, SN12 8RL:** Convert part of a detached garage into two holiday units by raising the roof to provide further accommodation. Applicant: Mr. A. Brook  
**Comments:** *The Council do not object, however, they wish to see a clause imposed which stipulates that this development remains as tourist holiday let accommodation only.*
- i) **17/03599/FUL – Sandridge House, Sandridge Hill, Sandridge Common, Wiltshire, SN12 7RL:** Single storey orangery to side.  
**Comments:** *The Council have no objections.*
- j) **17/03990/TPO – 3, Pegasus Way, Bowerhill, Melksham, Wiltshire, SN12 6TR:** T1 – Oak Tree – remove deadwood & crown raise to 5m; T2 – Lime Tree – remove deadwood & crown raise to 5m; T3 – Lime Tree – remove deadwood & crown raise to 5m & reduce limb on north side by 3m. Applicant: Kristek Precision Ltd.  
**Comments:** *The Council have no objections.*
- k) **17/02828/FUL – Whitley Farm, First Lane, Whitley, Wiltshire, SN12 8RG:** To use the barn for storage of tools and plant equipment for tree surgery/forestry use and for the seasoning of logs. Applicant: Mr. Daniel Potter.  
**Comments:** *The Council have no objections.*
- l) **17/04048/VAR – Land Adjacent to Commerce Way and the Milk Churn, Melksham, Wiltshire, SN12 6AD:** Variation to condition 2 of planning permission 16/09559/FUL to allow for amendments to the building elevation as a result of construction being changed from steel frame to timber frame. Applicant: Mr. Mark Hankinson.  
**Comments:** *The Council have no objections.*
- m) **17/04110/FUL – Land to the South of Melksham Substation, Westlands Farm, Westlands Lane, Whitley, Melksham, Wiltshire, SN12 7QG:** Development of a 49.99 MW Battery Storage facility with associated ancillary equipment, providing services to National Grid, creation of an access track. Applicant: Melksham East Storage Ltd.  
**Comments:** *The Council have no objections, and wish it to be noted that they have been offered Community Benefit Funding of £5,000 from this proposal if approved, however, on advice from Wiltshire Council this is not considered to be a material consideration.*
- n) **17/04116/FUL - Land to the South West of Melksham Substation, Westlands Farm, Westlands Lane, Whitley, Melksham, Wiltshire, SN12 7QG:** Development of a 49.99 MW Battery Storage facility with associated ancillary

equipment, providing services to National Grid, creation of an access track.  
Applicant: Melksham West Storage Ltd.

**Comments:** *The Council have no objections, and wish it to be noted that they have been offered Community Benefit Funding of £5,000 from this proposal if approved, however, on advice from Wiltshire Council this is not considered to be a material consideration.*

031/17 **Planning Correspondence:**

- a) **Melksham Canal Link:** The Committee noted the comments submitted to Wiltshire Council by the Environment Agency in response to the Melksham Canal Link application (12/01080/OUT, Land North West of Semington Bridge). They were unhappy about the amount of responses they had been requested to make and that submissions from the applicant had been piecemeal and unclear. They advised that the applicant employ a professional consultant to consolidate all the information and to submit one report for consideration.
- b) **Wiltshire Council response to Parish Council query over empty properties in Beanacre:** The Committee noted that Wiltshire Council Building Control and Planning Enforcement had visited the properties in question. Building Control had not advised that any enforcement action was required. Planning Enforcement however had requested that the property owner cut back all the weeds and brambles from the front of the properties and the rear gardens.
- c) **Royal Town Planning Institute (RTPI) Advice note for “Dementia & Town Planning – Creating Better Environments for People Living with Dementia”:** The Committee noted this advice note. The Clerk highlighted some points of interest; if careful planning looks to create better environments for people living with dementia, it additionally needs to consider the implications of locations of specialist housing on the families of dementia sufferers and their carers. Care staff are often low paid and work unsociable hours, therefore issues such as accessibility by public transport need to be carefully considered. It was noted that if communities were dementia friendly, they were accessible and inclusive to everyone. **Recommended:** *The Parish Council lobby both Wiltshire Council and the Neighbourhood Plan Steering Group to consider the inclusion of Dementia Friendly Planning in their future policies.*

032/17 **Pre-Application Meetings with Developers:**

- a) **Feedback from Meeting with Developers, 26<sup>th</sup> April, 2017– Land in Whitley:** Present at this meeting were Cllrs. Wood, Baines, Coombes and Carter, the Clerk and the Parish Officer and Mr. Geraint Jones of Savills, agent for the Neston Park Estate. At the commencement of the meeting Cllr. Wood made it clear to Mr. Jones that it was a fact-finding meeting and that no inference could be made that the Parish Council was in support of the proposal, which is currently not an application. The Clerk gave the following feedback:
- The proposed site is at Whitley Farm on First Lane, belonging to the Neston Park Estate.
  - Proposed 18 dwellings, with 3 being in a conversion of the existing Tithe Barn and the rest new build.
  - Developer is not in a hurry and wishes to see the site allocated within the Neighbourhood Plan and to come forward via a Site Allocations DPD.
  - Site is 1.25 hectares with an existing vehicular access point.
  - The site is mixed with some listed buildings, the Farmhouse and the Tithe Barn, but is not in a significant flood zone.

- The proposed development would be built on the existing building form, the site adjoins existing development and is not building in the open countryside.
- Any dwellings would be a maximum of two storeys with a mix of 2,3 and 4 bed properties, with at least 4 or 5 of the dwellings being 4 bed.
- The design would feed off the historic build complex, with some modest roof lights in the Tithe Barn.
- The Parish Council queried the amount of affordable housing that this development would provide. They gave the developer some background information with regard to the Neighbourhood Plan; now that the Plan Area has met its housing numbers up to 2026 it would only look favourably at any new site which sought to provide additional community benefit. For this site, it was felt that a higher percentage of affordable housing should be provided. The developer responded that they were not required to provide the maximum quantity of affordable housing as part of the development was a conversion of existing buildings which allowed them to have “vacant building credit”.
- The Parish Council asked if in addition to attenuation ponds for the development, whether the landowner would also be prepared to undertake further flood prevention works that would benefit existing housing in First Lane.
- The Parish Council pointed out that there was no childrens’ play area in Whitley and queried whether the landowner would consider providing land elsewhere in the village for such provision, or some sort of village amenity land. Mr. Jones replied that the landowner may view this request favourably and the redline boundary of the application may be able to be extended to include land for such provision.
- The Neighbourhood Plan Housing Task Group are shortlisting the sites to be assessed by AECOM and suggested adding this site to the list.

**b) Future Meeting with Developer – Land to the South of Western Way:** It was noted that a developer had made contact with the Neighbourhood Plan Steering Group with regard to SHLAA (Strategic Housing Land Availability Site) site 1025, and had requested a meeting. This site was on the list to be assessed by AECOM. It was considered to be more appropriate for the developer to have a meeting with the council as the site was in the Parish. **Recommended:** *The Parish Council contact the developer to arrange a pre-application meeting, and make it clear that this would take the form of an information gathering process only.*

033/17 **Neighbourhood Plan Steering Group Minutes:**

- a) Minutes from the Steering Group Meeting held on Wednesday 29<sup>th</sup> March, 2017:** The Committee noted the minutes.
- b) Minutes from the Steering Group Meeting held on Wednesday 26<sup>th</sup> April, 2017:** The Committee noted the minutes.

034/17 **S106 Agreements:**

- a) Ongoing and New S106 Agreements: S106 for Land East of Semington Road, Berryfield:** The Clerk reported that the S106 Agreement had been signed on 5<sup>th</sup> May, 2017. The Planning Officer had now approved the planning application (16/00497/OUT) as he had delegated powers to do so following the

signing of the S106. The committee noted that the approval brought with it a £500K contribution and land for the provision of a new village hall.

- b) **New S106 Queries:** None.
- c) **S106 Decisions made under Delegated Powers:** None.
- d) **Correspondence about s106 funding from Herman Miller for Campus Playing Fields:** A response had still not been received and the Clerk was continuing to chase this.

Meeting closed at 8.00pm

Chairman, 19<sup>th</sup> June, 2017