

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 27th November 2017 at Crown Chambers, Melksham 8.35 p.m.

Present: Cllrs. Richard Wood (Council & Committee Chair), Paul Carter (Committee Vice-Chair), Alan Baines, Mary Pile, Greg Coombes and Kaylum House.
Officers: Teresa Strange (Clerk) and Jo Eccleston (Parish Officer).

341/17 **Apologies:** Cllr. John Glover (Council Vice-Chair) was on a working holiday and the Committee accepted his reason for absence. Cllr. Chivers had given his apologies, but no reason for his absence, therefore the Committee were unable to accept his apologies.

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

342/17 **Declarations of Interest:** Cllr. Carter declared an interest in agenda item 5a as he knew the applicant. Cllr. Wood declared an interest in any item relating to Semington Road.

343/17 **Dispensation Requests for this Meeting:** None.

344/17 **Public Participation:** There was one member of the public present who did not wish to speak.

345/17 **Planning Applications:** The Council considered the following applications and made the following comments:

a) **17/08246/FUL 29 Halifax Road, Bowerhill, Melksham, SN12 6TU:** Conversion/extension of existing garage to create a domestic annexe with associated rear extension to existing house Applicant: Mr Babal Miah.

Comments: *The Parish Council do not object, but they wish to see a condition imposed which ensures that the ancillary accommodation remains part of the principle dwelling and is not separated to create two separate dwellings.*

b) **17/10416/VAR Land East of Semington Road, Melksham, Wiltshire:** Variation of conditions 4, 20 and 21 of outline Permission 14/07526/OUT (Erection of up to 150 dwellings with access, new village hall and areas of open space) to allow for amendments to the site access layout and visibility splays. Applicant: Rhian Powell.

Comments: *The Parish Council welcomes this amended plan and the additional road calming measures for Semington Road, however they wish to see proper signage installed which indicates to drivers which direction of travel has priority as there are currently concerns about the poor signage on the existing chicanes (just a blue directional arrow).*

346/17 **Planning Enforcement:**

a) **14/06138/FUL - Extension to Gompels Healthcare Warehouse, Bowerhill:** Wiltshire Council's Enforcement Officer had paid a site visit to the Gompels Healthcare warehouse extension and confirmed that no breach of planning conditions had occurred and that the extension was being built in conformity to the approved planning permission. This response had been sent to residents who

had made complaints to the Parish Council. The Planning Officer had also sent a response and this would also be sent on to the residents.

347/17 **Wiltshire Council Local Plan:**

- a) Housing Numbers announced in the Government Autumn Budget 22nd Nov:**
The Committee noted this announcement and that there had been a promise to take action against land banking.
- a) Strategic Housing Market Assessment (SHMA) 2017:** It was noted that this assessment went into significant detail about current and future housing need, changes in need over the years and the factors that have influenced this. It was considered that this was a very thoroughly researched evidence base for the other documents.
- b) Strategic Housing Market Assessment identifying Housing Market Areas (HMA):** The Committee noted the changes in the proposed HMAs. These changes have been based upon the evidence base from the SHMA, transport links and travel distances between settlements and places of employment. The proposal was that Melksham would now be in the Chippenham HMA which also included Calne, Corsham, Devizes and Malmesbury, but no longer included Trowbridge. Any future planning applications which seek to challenge whether Wiltshire Council had a 5-year housing land supply would be applicable to these future potential HMAs. It was noted that external consultants had been employed to carry out the research which had informed this consultation to ensure that Wiltshire Council can demonstrate that this had been carried out independently.
- c) Functional Economic Market Area Assessment (FEMAA):** The Committee noted that the FEMAA covered all the transport links and major routes in Wiltshire, including the M4, in conjunction with employment areas and where people are traveling from to work. This included statistics on people who live out of county but travel to work in Wiltshire and also those who live in Wiltshire, but travel out of county to work.
- d) Wiltshire Local Plan Review Consultation Paper:** It was noted that when the Core Strategy was adopted that some West Wiltshire District Plan policies were still current and that this review sought to update these policies. They reviewed the policies which were specific to the parish. **Recommended:** *The Council respond to the Consultation Paper as follows:*
- 1. Policy PR5** (page 16 & 17) – “A new Employment Land Review has been commissioned which will provide employment requirements, will assess existing employment allocations as to whether they should remain allocated and consider allocation new sites”: *The Council welcomes this review.*
 - 2. Policy PR14** (page 22) – *The Council agrees with the recommendation for CF7 & CF8, and welcomes the recommendation (page 23) which states: “This needs a higher profile and new policy prepared in relation to health and wellbeing or existing policies/supporting text amended to better explain how policies support the health and well-being of Wiltshire Communities”.*
 - 3. Policy PR32** (page 33) – *The Council agrees with the recommendation for T4 which states: “A new road has been built west of Bowerhill – delete T4 land west of Bowerhill”.*
- e) Wiltshire Sustainability Appraisal Draft Scoping Report & Appendices:** The Committee noted this document and that it was available to view on-line.
- f) Swindon & Wiltshire Joint Spatial Framework: Issues Paper:** The Committee noted the following issues which could affect the parish and that the numbers of

proposed houses to be built across Wiltshire between 2016 and 2036 could change depending on the number of new houses proposed by the Chancellor in his budget.

- **From 3.5:** It was noted that the SHMA indicated that Swindon Borough and Wiltshire should plan for a need for 3,650 new homes per year between 2016 and 2036. The current Local Plans, looking to 2026, plan for a combined requirement for 3,567 homes. The overall rate of growth anticipated in the SHMA is broadly unchanged.
- **From 3.8:** It was noted that the overall total for the period 2016-206 is 73,000 dwellings broken down into the following Housing Market Areas:
 - **Swindon HMA** – 29,000 dwellings (of which approximately 22,500 homes have been built or committed)
 - **Chippenham HMA** – 22,500 dwellings (of which approximately 9,000 homes have been built or committed)
 - **Salisbury HMA** – 8,250 dwellings (of which approximately 8,000 homes have been built or committed)
 - **Trowbridge HMA** – 13,500 dwellings (of which approximately 6,500 homes have been built or committed)

It was noted in the Chippenham area that there were a lot of approved planning applications in Chippenham Town that had not yet even been started and that in Melksham 935 dwellings had been approved with only the first 100 having the ground works currently under construction.

- **From 4.3:** The proposed HMA profiles with the main settlements were noted as follows:
 - **Chippenham HMA** – Chippenham, Calne, Corsham, Devizes, Malmesbury, Melksham
 - **Salisbury HMA** – Salisbury, Amesbury, Tidworth, Luggershall
 - **Swindon HMA** – Swindon, Marlborough, Royal Wootton Bassett
 - **Trowbridge HMA** – Trowbridge, Bradford-on-Avon, Warminster, Westbury
- **From 4.8:** A question was posed in the paper about what was considered to be the strategic issues in relation to the Chippenham HMA, and what would be the effect on commuting patterns of higher rates of house building. The Committee considered that looking specifically at the Melksham Area up to 2036 that key investments in transport should be improvements to the railway station & railway infrastructure and an eastern bypass.
- **Recommended:** *The Council do not respond to the all the questions within this consultation paper as they are very technical and members did not feel that they had the relevant expertise. However, the Council does respond to the specific question on page 15, point 4.8 in that they consider that looking specifically at the Melksham Area up to 2036 that key investments in transport should be improvements to the railway station & railway infrastructure and an eastern bypass.*

g) Swindon & Wiltshire Joint Spatial Framework: Chippenham Housing Market Area Profile: The Committee noted the specific information and data that related to Melksham (pages 32 -35). **Recommended:** *The Council responds to this document as follows:*

1. **Under Economy:** *The Council welcomes the acknowledgement of large employers in Melksham such as Herman Miller and Cooper Tires, but wishes to see Knorr Bremse mentioned as they moved their business from Chippenham to Melksham.*
2. **Neighbourhood Plan:** *The Council agreed and welcomed the synopsis of the Neighbourhood Plan.*
3. **Contribution to the Town's Future of the Restoration of the Wilts & Berks Canal:** *The Council considered that there was a conflict of statements with regard to any potential enabling development for the canal link, as it describes the land for the route of the canal as being safeguarded but also as being a significant area of grade 1 agricultural land. This throws into conflict any potential enabling development of the best grade agricultural land to make financial provision towards the canal.*
4. **Infrastructure:** *The Council considered that the provision of a lorry park was necessary to promote future growth and encourage more businesses onto Bowerhill Industrial Estate.*
5. **Are there some Settlements more Suited to Growth than Others (page 37):** *The Council considers that any future economic development should be close to the M4, and support a proposal put forward by a Calne Without Councillor at the Local Plan Review meeting attended, that a brand new settlement could be built on the ex RAF Hullavington Site.*

348/17 **S106 Agreements:**

a) **Ongoing and New S106 Agreements:**

i) **Transfer Agreement for Hornchurch Road Play Area:** The Clerk advised that she had responded to the solicitors stating that the map provided with the transfer documents was inadequate and had provided a better map. She was awaiting a reply.

b) **New S106 Queries:** None.

c) **S106 Decisions made under Delegated Powers:** None.

Meeting closed at 9.50pm

Chairman, 11th December, 2017