

**MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 10<sup>th</sup> December, 2018 at St Barnabas Church Hall, Beanacre, Melksham at 7.00 p.m.**

**Present:** Cllrs. Richard Wood (Council Chair & Committee Chair), John Glover (Council Vice-Chair), Paul Carter (Committee Vice-Chair), Alan Baines, David Pafford, Mary Pile, Terry Chivers and Greg Coombes.

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

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

- 323/18 **Apologies:** There were no apologies as all members of the Planning Committee were present
- 324/18 **Declarations of Interest:** None.
- 325/18 **Dispensation Requests for this Meeting:** None.
- 326/18 **Standing Dispensations Relating to Planning:** None.
- 327/18 **Public participation:** There were no members of the public present.
- 328/18 **Planning Applications:** The Council considered the following applications and made the following comments:
- a) **18/10798/FUL- 29 Kingfisher Drive, Bowerhill, SN12 6FH:** Proposed single rear extension. Applicant: Mr & Mrs. Lewis Rawlings.  
*Comments: The Parish Council have no objections.*
  - b) **18/11183/FUL- 421 Redstocks, Melksham, SN12 6RF:** Removal of two existing rear single storey extensions and the erection of a side and rear 2 storey extension and porch canopy. Applicant: Mr Tim Webb.  
*Comments: The Parish Council have no objections.*
  - c) **18/064477/FUL Shaw Grange, Bath Road, Shaw, SN12 8EE:**  
Construction of stone access track on agricultural land between Shaw and Shurnhold for the purposes to initially allow development a 20MW Flexible Electricity Generation Facility (FEGF) (Resubmission of 17/06460/FUL) **(REVISED plans and additional information) and 18/05336/FUL Shaw Grange, Bath Road, Shaw, SN12 8EE:** Development of a 20MW hybrid batter storage and low carbon fuel natural gas powered electricity peaking power and essential grid stabilization services installation.  
*Comments: Both these applications were considered together and despite some clarification on previous concerns being given by the applicant in the revised Design and Access Statement, the Parish Council still have concerns over inaccuracies and conflicting information given in this document as follows:*
    - Page 12, point 4.1, Development Description – 2<sup>nd</sup> para- states that “the compound will be connected to the National Grid.....at a substation located approximately “950m west” of the site”. However, Page 13, point 4.1 iii). Substations and cable route – 3<sup>rd</sup> para – states that “the point of connection for the scheme is approximately “1500m northwest” of the site”. Clarification is

*required as to which of these statements is correct and where this facility proposes to connect to?*

- *Page 13, point 4.1)i), Generators – 2<sup>nd</sup> para discusses the use of transformers to convert the electricity “ from 400v to 33KV”. However, Page 32, Genset Technical Data – note 9 refers to “Alternator voltage 11KV. These two statements are inconsistent.*
- *Page 16, point 5.3, Traffic – 1<sup>st</sup> para refers to an upgraded existing vehicle access being located to the “west” of the site. This is incorrect; the existing vehicle access is located off the A365 to the “east” of the site location.*
- *Page 16, point 5.3, Traffic – 2<sup>nd</sup> para states that “there are no fuel deliveries required, the site being fuelled via mains connected natural gas”. However, Page 20, Point 7, Conclusion – states that “LNG (liquified natural gas) can be brought on stream with 3-seconds as and when called upon by the National Grid”. These two statements are contradictory.*

*Additionally, the proposal in the Construction Traffic Management Plan, page 5, point 4.2.4, states that “Any delivery vehicle anticipated to arrive at the site prior to the specified hours of delivery will be advised to remain at the existing Goodes Hill lay-by”. The Parish Council, noted the comments raised by members of Melksham Town Council with regard to the use of this layby as a vehicle holding bay, which state that this lay-by is closed and they requested that it is re-opened. The Parish Council noted that this lay-by had recently opened, however, it is frequently used by Wiltshire Council to store grit and thus is only open sporadically. Therefore, it cannot be relied upon to be available as part of the construction traffic management plan.*

329/18 **Permitted Development Applications:** None.

330/18 **Planning Decisions and Officer Reports:**

**a) 18/04644/REM – Land east of Spa Road (proposal for 447 dwellings):**

The members noted that this application had been approved by Wiltshire Council Strategic Committee on Wednesday 5<sup>th</sup> December. Cllr. Baines and the Clerk attended this meeting and Cllr. Baines spoke on behalf of the Parish Council, reiterating its previous comments. In particular he raised concerns about the meagre provision of the public open space on the development and the size of the proposed community building. This needs to be bigger to accommodate the needs of all potential users of both this development and the previous development of 800 dwellings at the East of Melksham, where the community building for that development had been taken out of the agreement. Town residents of Farmhouse Court spoke about the proximity of three storey dwellings to listed buildings and concerns about their boundary wall. The developers had made a statement that they had engaged in public consultation about this development, which was refuted by both the Town Council and the Parish Council. The Committee voted 6 to 4 to approve this application, with a condition put in about the boundary wall with Farmhouse Court. They also wished it to be minuted that the developer had not engaged with the Parish Council or the community. After the meeting the Clerk approached the developers and asked to set a meeting date. The developers were reticent about this and

would not give a date, stating that they would be in contact, and the Clerk informed that she would tenaciously chase this.

331/18 **S106 Agreements and Developer Meetings:**

**a) Ongoing and New S106 Agreements: Update from meeting with Wiltshire Council Public Art Officer and developers on Public Art Contributions for Developments in the Parish, Tuesday 4<sup>th</sup> December:**

- i) 16/01123/OUT & 18/04477/REM- Land South of Western Way, Bowerhill (Pathfinder Way): – It was noted that the public art contribution for this development is a negotiable sum, as provision of public art was not a condition of the S106 Agreement. The Clerk reported that this meeting was slightly disappointing as the developer had not come up with a budget for the public art and therefore those present could not come up with any definitive ideas which could be progressed. However, one suggestion was for benches with fret style iron work which could illustrate images with a reference to the RAF history of Bowerhill, and another was perhaps entrance gates into the “village of Bowerhill”. The developer was going away to discuss a budget to bring back to the Public Art Officer and the Parish Council.
- ii) 15/12454/OUT & 17/01096/REM – Land to the North of Sandridge Road: Unfortunately, representatives from Barratt Homes could not attend a meeting, so a conference call was held instead. Play equipment was now being installed on the land previously identified as a LAP, which the Parish Council had agreed with the developer to enhance with the Art Contribution. It was noted that there is a budget of £7,000 for this development which could be used as a piece of practical art in the form of an additional piece of play equipment, or for some other form of art for the development. One suggestion was that something could be provided which related to the fact that this land was formally Blackmore Forest, perhaps a deer that children could sit on. Another suggestion was that any art could link to Sheates Dairy, as this land was previously used to graze cattle, for example a tractor. The Clerk advised that the Parish Council had a meeting booked with the developer for the 9<sup>th</sup> January and that it would be good for a decision to be made by the full council following this meeting to be able to inform the developer.

***Recommended:*** *The Clerk, Cllrs. Wood, Glover, Carter and Baines to attend this meeting and to request that that an additional piece of play equipment is provided in the form of practical art from the £7,000 Public Art Contribution.*

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

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

**d) Contact with developers:**

- i) **Feedback following Pre-Application meeting with NC Architects:**  
The Clerk advised that she, Cllr. Glover and the Parish Officer had met with NC Architects who were submitting a planning application on behalf of Dick Lovett for a new BMW/MINI showroom on land next to Herman Miller, just off Portal Road, Bowerhill. The planning application had been received today and would be considered at the next planning committee meeting, but that if approved would create approximately 100 jobs. It was mentioned at this meeting that as car dealerships came under the planning category of “Sui Generis” that CIL (Community Infrastructure Levy) did not apply. It had therefore been suggested that Dick Lovett

may like to consider roundabout sponsorship as a community benefit. This was a well-received idea and a further meeting has been arranged for the 13<sup>th</sup> December with the Managing Director of Dick Lovett to discuss this further. **Recommended:** *The Parish Council request that Dick Lovett sponsor local roundabouts, in particular the ex Carson Tyres roundabout, as a community benefit.*

332/18 **Neighbourhood Plans:** It was noted that Bromham, as a neighbouring parish, had applied for designation of a Neighbourhood Area for their Neighbourhood Plan and this had been approved by Wiltshire Council.

Meeting closed at 7.34pm

Chairman, 21<sup>st</sup> January, 2019