

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 29th January 2018 at Crown Chambers, Melksham 7.00 p.m.

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

411/17 **Apologies:** Cllr. Kaylum House had given his apologies as he was unwell. The Committee accepted his apologies.

412/17 **Not Present:** Cllr. Terry Chivers.

413/17 **Declarations of Interest:** Cllrs. Wood and Carter declared an interest in agenda item 5b, reserved matters application for 150 dwellings and a village hall on land east of Semington Road as residents of Semington Road, Berryfield.

414/17 **Dispensation Requests for this Meeting:** The Clerk informed that the Parish Council had a registered dispensation to discuss the Land east of Semington Road application (17/12514/REM) due to the fact that the community benefit of a village hall was involved.

The Council agreed to suspend standing orders for a period of public participation.

415/17 **Public Participation:** There were two members of the public present. One was the applicant of agenda item 5c, removal of conditions 10 pursuant to application 17/08111/OUT, Hack Farm, Lower Woodrow, who did not wish to speak but said he was happy to be a source of information if required. The other member of the public was a resident of the Mobile Home Park who wished to listen to the discussions on agenda 5b. He reported that representatives of Bellway Homes were due to visit the Mobile Home Park Manager to discuss the boundary between the Mobile Home Park and the development site.

The Council re-convened.

416/17 **Planning Applications:** The Council considered the following applications and made the following comments:

a) **117/12517/FUL Roundponds Farm, Shurnhold, Melksham, Wiltshire, SN12 8DF:** Proposed change of use to B8 Caravan storage. Applicant: Mr. David Guley.

Comments: *The Parish Council have no objections.*

b) **17/12514/REM Land East of Semington Road, Melksham, SN12 6DR:** Development of 150 dwellings with associated access, infrastructure, parking, landscaping and local equipped area of play. Following outline permission Ref 16/00497/OUT. Applicant: Bellway Homes Limited (South West).

It was noted that the Parish Council were having a meeting with the developer on Wednesday 7th February at 2.00pm to discuss their reserved matters application and the village hall to be provided as part of the approved outline application (16/00497/OUT). It was additionally noted following the training undertaken with Dr. Andrea Pellegram, how important it was for parish and town councils to meet developers at an early pre-application stage in order to successfully influence future plans to meet the needs of the community.

Comments: *The Parish Council do not object and welcome some aspects of the layout including the density of the scheme, the public open space in the centre of the site and that the proposed dwellings are no higher than 2 storey. However, they would like to see an amendment of the housing mix to include 1 & 2 bed affordable apartments for private sale as feedback from the Melksham Neighbourhood Plan Public Consultation events indicates that there is a lack of current provision and availability of this type of dwelling in the housing market. Additionally, they wish to support a request from a resident of the mobile home park for management of the existing trees on the northern boundary to reduce their height to increase the light amenity to the existing dwellings on the boundary.*

The Parish Council wish to draw attention to the S106 Agreement for the outline planning application, 16/00497/OUT, and a condition on page 16 under "Play Area" which states:

" that part of the Land having an area to accommodate a LEAP measuring not less than two hundred and sixty five metres square (265m²) in a location to be agreed in writing between the Owners the Parish Council and the Council prior to the submission of the Reserved Matters Application".

The Parish Council have not been contacted or consulted by any party with regard to the location of the LEAP prior to the submission of this Reserved Matters Application.

- c) **18/00067/VAR Hack Farm, Lower Woodrow, Melksham, SN12 7RB:** Removal of conditions 10 (occupancy condition imposed on existing Farmhouse) pursuant to application 17/08111/OUT (Outline application with all matters reserved for the erection of agricultural worker's dwelling)

Comments: *The Parish Council have no objections and consider that as the inclusion of condition 10 was applied to the existing farmhouse in the original application decision notice in error by Wiltshire Council that the applicant should not have to incur the charge of this variation application to rectify that error.*

417/17 **Telecommunications Upgrade Proposal:**

- a) **CTIL 122770, TEF 004024, VF 58292 - Berryfield Sewage Works, Shails Lane, Melksham, Wiltshire, SN12 6DU:** Proposed upgrade to base station installation. Applicant: Vodafone Ltd and Telefonica UK Ltd.

Comments: *The Parish Council have no objections.*

418/17 **Strategic Planning Committee:**

- a) **17/09248/VAR – Land East of Spa Road, Melksham, Wiltshire:** Variance of Condition 32 of 14/10461/OUT relating to site access, will be considered by Wiltshire Council Strategic Planning Committee on Wednesday 31st January. It was noted that Wiltshire Cllr Jon Hubbard (Melksham South) had called this

application in for consideration by Wiltshire Council Strategic Planning Committee as he was concerned about the impact of construction traffic on the residents of Snowberry Lane. As the new section of the relief road was due to be constructed in phases and not prior to the commencement of construction of the new dwellings the Town Council had objected to this application. It was additionally noted that the Town Council were listed as the parish for this development, however, there were only 4 dwellings out of the proposed 450 dwellings that were due to be in the town, with the rest being in the Parish of Melksham Without. **Recommended:** *Although it was acknowledged that Wiltshire Council's Planning registration system was automated and picked up parishes affected by planning applications in alphabetical order, the Clerk to yet again inform Wiltshire Council that they had listed the incorrect parish on the application.*

419/17 **Neighbourhood Plan:**

- a) **Melksham Neighbourhood Plan Steering Group Minutes, Wednesday 29th November, 2017:** These minutes were noted.
- b) **Melksham Neighbourhood Plan Steering Group Minutes, Wednesday 10th January, 2018:** These minutes were noted.

420/17 **Wiltshire Council Briefing Notes:**

- a) **Briefing Note No: 339 – Publication of Wiltshire Council's Brownfield Land Register:** It was noted that Wiltshire Council have to publish a list of all the Brownfield Sites in the County, but that those affecting the Melksham area were all in the Town. There were three in the Town; the former Labour Club in Lowbourn, change of use of a flat in Bank Street, and Witleigh House in Spa Road. The Neighbourhood Plan Steering Group had queried the fact that the land at Woolmore Farm is not listed, despite the fact that it is currently being marketed. The Clerk reported that this is because this register lists land that was available as of the 31st December 2016, and thus other sites that recently have been reported as potentially being available are also not listed.

421/17 **S106 Agreements:**

- a) **Ongoing and New S106 Agreements:** None.
- b) **New S106 Queries:** None.
- c) **S106 Decisions made under Delegated Powers:** None.

Meeting closed at 7.37pm

Chairman, 26th February, 2018