

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 4th February, 2019 at St Barnabas Church Hall, Beanacre, Melksham at 7.00 p.m.

Present: Cllrs John Glover (Council Vice-Chair), Alan Baines, David Pafford, Mary Pile and Terry Chivers

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

- 406/18 **Chair of Meeting:** The Clerk advised that the Chair and Vice Chair of the Planning Committee were both absent and so invitations for nominations to Chair the meeting were sought. **Resolved:** *Cllr John Glover to chair the meeting.*

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

- 407/18 **Apologies:** Cllr Richard Wood, who was unwell; Cllr Paul Carter, who was on holiday and Cllr Greg Coombes, who was in hospital had tendered their apologies. These were accepted.

- 408/18 **Declarations of Interest:** None.

- 409/18 **Dispensation Requests for this Meeting:** None.

The Council agreed to suspend Standing Orders for a period of public participation.

- 410/18 **Public participation:**

The applicant of 19/00221/FUL (63 Shaw Hill) wished to speak in support of his application. He stated that this proposal was to demolish the existing 2 linked bungalows and to build 3no 4 bedroomed family homes. He stated that he had previously developed part of the land attached to this dwelling creating 2 executive dwellings, and had subsequently found that these properties were only affordable to more affluent retired people. He stated that he already had permission to split these bungalows into two dwellings, but that rather than refurbish what was there he wanted to build new 3 homes that were slightly smaller and therefore in his opinion more affordable. The three new properties would also be of a higher standard with regard to insulation and energy efficiency than over refurbished properties. He stated that he had taken on board the comments of residents when he had previously built the two new dwellings in that they felt the design was too modern. He stated that design of the proposed new dwellings had some elements of cedar cladding to link to the modern properties but that they were also designed to be more traditional in order to be more in keeping with the existing resident's properties.

The Council re-convened and agreed to bring forward agenda item 5e for discussion.

- 411/18 **Planning Applications:** The Council considered the following applications and made the following comments:

- a) **19/00221/FUL – 63, Shaw Hill, Shaw, SN12 8EX:** Demolition of 63 Shaw Hill and replacement with three, detached four-bedroom homes and all associated works. Applicant: Amy Hallett
Comments: *The Parish Council have no objections.*
- b) **18/12031/LBC – Outmarsh Farm, Semington, Trowbridge, BA14 6JX:** Removal of render/stucco from north elevation and repointing using lime mortar, together with installation of metal flue in single storey lean-to on south elevation to allow installation of replacement boiler (retrospective). Applicant: Mr J Stainer.
Comments: *The Parish Council have no objections.*
- c) **18/12067/FUL- Land South of Western Way, Melksham, SN12 6TJ:** Proposed temporary construction access for the approved development (18/04477/REM). Applicant: Mr Ian Drew
Comments: *The Parish Council do not object, however, when the construction phase is complete they wish to see this access point re-instated with planting and for the finish to be the same as that proposed for either side of this entrance. They do not wish to see it remain as an unsightly access point which has just been closed off.*
- d) **18/12091/FUL- 12 Shaw Hill, Shaw, SN12 8EL:** Proposed rear extension. Applicant: Mr Holland
Comments: *The Parish Council have no objections.*
- e) **18/03492/FUL- 41 Lancaster road, Bowerhill. SN12 6SS:** Proposed industrial factory unit. Applicant: Mr Jeremy Francis
Comments: *The Parish Council wish to endorse the objections raised by the Highways Officer in that this application does not make any provision for parking for any new unit and that for a proposed building of this size a minimum of 7 parking spaces should be provided in order to meet Wiltshire’s Car Parking Standards. It also supports his comments that the existing unit only provides 3 parking spaces which is deemed to be insufficient.*

The Parish Council would also like to back up the Highways Officer’s reason for recommending refusal under point 2. In that – “The proposal does not make adequate provision for off-street parking facilities and servicing of the proposed development and will encourage parking on the adjacent roads, with the consequent interruption to the free flow of traffic, which will cause a detrimental effect on the safety of road users at this point.” Historically, when there was a planning application by a company to build on the car park of the former Dance Direct factory in Hercules Way, the Parish Council strongly objected to this as lack of parking on the Bowerhill Industrial Estate was, and continues to be, an issue. Only last week the Parish Council reported, via the Wiltshire Council App (Issue log number 3180964 – 29.01.19) , that utilities signs in this road had been obliterated by lorries mounting the verge, and the utilities manhole covers on the verge were being compromised. This situation has arisen due to the lack of car parking provision for the businesses in this road. The Highways engineer had responded to this report as follows:

Verge damage - Hercules Way, Bowerhill

I will arrange for the verges to be inspected and ensure that the highway is safe for the travelling public and any utility damage is reported through to them. The damage is being carried out by the unit owners, their staff and vehicles servicing their business. because of the indiscriminate parking delivery vehicles have to mount the verge. without the will of the business owners to resolve the situation there is little that can be done. most of the businesses have out grown their location and the operations are impacting on the neighbouring businesses. (30-Jan-2019)

The Parish Council took the attached photos of the damaged caused by parked vehicles and lorries mounting the verge to gain access to businesses in Hercules Way on 05.02.19, by way of illustrating the issues caused by lack of parking provision.

Whilst the Parish Council acknowledges that this planning application seeks to provide a new industrial unit in Lancaster Road, not Hercules Way, the two roads are adjacent to each other. The issues in Hercules Way are not isolated or specific to this road, but rather an example of what is occurring in most of the industrial roads on Bowerhill. The Parish Council feel that the issues in Hercules Way are a direct result of planning permission being given for development on a car park, consistently comment and report to Wiltshire Council the issues created by a lack of parking in general on the Industrial Estate and wish to prevent this from being exacerbated by further inappropriate development of the area.

Additionally, when applying for change of use planning permission for the Bowerhill Sports Pavilion to be used as office accommodation for the Parish Council last year (2018), one of the issues under consideration was the parking provision, and due to the fact that no sporting groups and organisations use the car park during the working week, the parking provision was considered to be adequate for staff and visitors.

In summary, the Parish Council feel strongly that no application can be considered for approval if it fails to provide parking provision on site to ameliorate parking on the highway.

- f) **19/00630/FUL- 3, Fulmar Close, Bowerhill, SN1 6XU:** Proposed porch, store & two storey rear extension. Applicant: Mr Marcus Underwood
Comments: *The Parish Council have no objections.*
- g) **18/11338/FUL- 5, Pegasus Way, Bowerhill, SN12 6TR:** Erection of palisade security fence within 2metres of a public footpath. Applicant: Chris Berry
Comments: *The Parish Council have no objections.*
- h) **17/10832/FUL- Land at Riverside Mot Centre, Bradford Road, Melksham, SN12 8LQ:** Proposed installation of a 7.5MW flexible gas-fires power generation plant with associated works and infrastructure. Applicant: Lichfields
Comments: *The Parish Council have no objections.*

- i) **18/11414/FUL – 264A Sandridge Lane, Bromham, SN15 2JW:** Proposed Demolition of Existing Dwelling and Garage Outbuilding & Erection of Replacement Dwelling and Garage. Applicant: Mrs Watts
Comments: *The Parish Council have no objections.*

412/18 **Permitted Development Applications:** None.

413/18 **Planning Enforcement query: 19/00016/ENF: Lagard Farm, First Lane, Whitley, SN12 8RL:** The Clerk reported that a query had been sent to the Planning Enforcement team to ensure that the new advertised use of the Farm buildings as a conference and training venue had the correct change of use permission. The Enforcement Officer has sourced the historic applications from the Archives and had confirmed that the “change of use” had been secured in 1985.

414/18 **Additional Street Names for development Land East of Spa Road (18/04644/REM):** Following correspondence with Bloor Homes and Wiltshire Council’s Street Naming department, it had been confirmed that the “botanical/herb” names put forward by the Parish Council had all been accepted and that Bloor were happy with the theme however, a total of 21 suggestions were required for 19 new streets and so further names were required. The names already supplied were:

- *Basil*
- *Chive*
- *Chervil*
- *Catnip*
- *Borage*
- *Fennel*
- *Tarragon*
- *Mint*
- *Marjoram*
- *Lovage*
- *Parsley*
- *Sage*
- *Coriander*
- *Bay*
- *Dill*

Recommended: *The following additional names to be supplied:*

- *Caraway*
- *Nasturtium*
- *Oregano*
- *Rocket*
- *Comfrey*
- *Chamomile*

415/18 **S106 Agreements and Developer Meetings:**

a) Ongoing and New S106 Agreements:

- i) **Bellway Homes – Provision of Village Hall** (arising from Min. 374/18d)v
The Clerk had discussed the possibility of employing Bellway Homes as a project manager for the village hall and was awaiting their answer. Preliminary investigations had also taken place with the Wiltshire Council

S106 Adoption Officer to ensure that there were no issues with the principle. The Clerk would now also contact Wiltshire Council's Planning department to discuss the next steps for the existing permission for the existing hall on 14/07465/FUL which expires at the end of September 2019.

b) New S106 Queries: None.

c) S106 Decisions made under Delegated Powers: None.

d) Contact with developers: The Clerk reported that a developer had contacted the parish council office regarding discussions with either the Neighbourhood Plan team or the parish council regarding a potential site. It had been explained that they were too late to be considered as a potential housing site allocation under the Neighbourhood Plan process.

Recommended: *The parish council meet with the developers for a pre-application meeting to listen to their proposals.*

Meeting closed at 8.04 pm

Chairman, 11th February, 2019