

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 20th May 2019 at 1, Swift Way, Bowerhill, Melksham 7.00 p.m.

Present: Cllrs. Richard Wood (Council Chair), Paul Carter (as nominated substitute for Cllr. Greg Coombes), Alan Baines, Mary Pile, David Pafford and Terry Chivers. Officers: Teresa Strange (Clerk) and Marianne Rossi (Assistant Parish Officer).

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

021/19 **Election of Chair of Planning Committee:** The Clerk invited nominations for the Chair of the Planning Committee for 2019/20. Cllr. Pile proposed, seconded by Cllr. Baines 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 2019/20.*

022/19 **Election of Vice-Chair of Planning Committee:** Cllr. Wood invited nominations for the Vice-Chair of the Planning Committee for 2019/20. Cllr. Pile proposed, seconded by Cllr. Pafford that Cllr. Alan Baines be Vice-Chair of the Planning Committee.
Resolved: *The Council unanimously resolved that Cllr. Baines be Vice-Chair of the Planning Committee for 2019/20.*

023/19 **Terms of Delegation:** The Terms of Delegation for the Planning Committee which were approved at the Annual Council meeting on 13th May, 2019 were noted.

024/19 **Apologies:** Cllr. John Glover (Council Vice-Chair) was on holiday; this was accepted. Cllr. Greg Coombes had an approved leave of absence and had nominated Cllr. Carter as his substitute until his return, which he hoped would be in June.

025/18 **Declarations of Interest:** The Clerk declared an interest in agenda item 6a, 37 Ashley Close, as her husband had recently carried out some work for the applicant.

026/18 **Dispensation Requests for this Meeting:** None

027/18 **Public Participation:** There were no members of the public present.

028/18 **Planning Applications:** The Council considered the following applications and made the following comments:

a) **19/03834/FUL- 37 Ashley Close, Whitley, Wiltshire, SN12 8RJ:** New two storey extension and new detached garage. Applicant: Marie Lewis.

Comments: *The Parish Council do not object to the new two storey extension proposal for the dwelling, but do concur with the concerns raised by the neighbour with regard to the loss of light to the garden of number 36 Ashleigh Close.*

They do NOT support the proposal for the detached garage in the west corner of the site and wish to raise the following concerns:

- They feel this presents incongruous development within the existing Streetscene.
- The siting of the garage is in advance of the established building line.
- They support the concerns raised by the neighbour with regard to the proposed garage being built over the surface water drain, as there has been a history of flooding in this area. It is important that any development does not compromise this drain. The Parish Council wish to see a condition imposed which requires the applicant to seek comments and assessment from the Wiltshire Council Principal Drainage Engineer, in connection with the recent storm water flooding in this area.
- The submitted plans give no indication of the height of the proposed garage.

b) **19/03203/CLE- 432 Redstocks, Melksham, Wiltshire, SN12 6RF:** Certificate of lawfulness for existing garage and carport. Applicant: Mr & Mrs. Lynch.
Comments: The Parish Council have no objections.

c) **19/03833/FUL- Orchard Lea, 29 Westlands Lane, Beanacre, Melksham, Wiltshire, SN12 7QE:** Proposed single storey side extension replacing existing conservatory. Applicant: Mr & Mrs. Williams.
Comments: The Parish Council have no objections.

d) **19/03907/FUL- Newtown Farm Cottage, Semington, Wiltshire, BA14 6JU:** Demolition of existing rear store and construction of new single storey rear extension, conversion of existing garage to living accommodation for ancillary use. Applicant: Mrs. Kay Luis.
Comments: The Parish Council have no objections.

029/18 **Permitted Development Applications:** None

030/18 **Melksham Neighbourhood Plan:**

- a) **Draft Minutes of Neighbourhood Plan Meetings, 1st May & 15th May, 2019:**
The draft Minutes of the Neighbourhood Plan Meetings held 1st May & 15th May, 2019 were noted.
- b) **Progress Update:** The Clerk reported that the Parish Council had resolved at the Annual Council meeting on Monday 13th May to pledge funding to progress the Joint Neighbourhood Plan through the remaining stages to adoption (as per Min.016/19d)i) by appointing new consultants; the Town Council had done the same thing at their meeting on the same evening. The Joint Neighbourhood Plan Steering Group had given delegated powers to a small working party, made up of officers and members from both councils, to consider quotes and appoint a new consultant on Tuesday 21st May. Officers were going to review all the past minutes as it was felt that due to the number of reiterations of the draft plan that some policies, previously approved by the Steering Group, had not been included. She advised that the Steering Group had accepted for inclusion in the Plan the Parish Council's recommendation for the definition of additional employment land in the Brownfield Policies.

031/18 **Seend Neighbourhood Plan:** The Clerk reported that the BRAG (Bowerhill Residents Action Group) Picnic Area at the canal was in the parish of Seend and therefore could not be designated as "Green Open Space" in the Melksham

Neighbourhood Plan. Both BRAG and the Parish Council had asked Seend if it could be designated in their Neighbourhood Plan, and they had replied to say no as there wasn't enough evidence, quoting that they had not received a large response over protecting this area. The Parish Council had responded to say how disappointed they were with this response. Seend Neighbourhood Plan Steering Group had sent further correspondence stating that their Local Green Space work was still underway and that if BRAG and the Parish Council could provide further evidence for its inclusion, they would consider it. It was felt that there was lots of support in Bowerhill for the picnic area and that both the Parish Council and BRAG could request via their social media platforms that residents contact Seend Neighbourhood Plan Steering Group to express this. It was also felt that the Wiltshire Councillor for Seend should be requested to support this designation. **Recommended:** *The Parish Council ask Wiltshire Cllr. Jonathan Seed to support the designation of the BRAG Canal Picnic Area in the Seend Neighbourhood Plan.*

032/18 **Planning Policy:**

- a) **Wiltshire Council Briefing Note 19-015: Spatial Planning Update:** This document was noted and attention was drawn to clause 3.4 which supported the comments made by the Parish Council at the last neighbourhood plan Steering Group meeting with regard to employment land. This asserts that the housing numbers projected for Wiltshire are based on project job growth, and the additional housing required to support this. Therefore, careful consideration needs to be given with regard to the provision of employment land in the Plan. Enough employment land needs to be provided to encourage new businesses into Melksham and enable existing businesses to expand, however, an overprovision of employment land would lead to a requirement for further housing, above what is already being suggested up to 2036.
- b) **Invitation to Consultation Event – “Help shape Wiltshire’s plans to 2036:** Wiltshire Council, as part of the review of the Wiltshire Core Strategy, are holding further consultations with town and parish councils in the form of workshop events centred on each market town in the county, focusing on how to plan growth positively in these areas up to 2036. The Parish Council had already met with the Town Council and had made it clear to Wiltshire Council in December where strategically any development in the Melksham Area should be 2026-2036. It was noted that Cllr. R. Wood, Cllr. Glover and the Clerk would be attending the event representing the parish council, which will be on either 12th June or 19th June.

033/18 **Planning Correspondence: Wiltshire Council Parish Update on Community Led Housing:** The April 2019 newsletter on Community Led Housing was noted.

034/18 **Licence Issues: Noise Complaint following event at Melksham Town Football Club, 5th May 2019:** The members noted correspondence from a resident of Bowerhill Lane wishing to report the level of noise coming from this event. The Clerk reported that Wiltshire Council Licencing Officer concurred that the noise level was significant and she was investigating this issue with the Public Protection Officer. One of the issues which had subsequently come to light was that the event plan, which covered the traffic management and noise plan for the event, had not been submitted by the licence holder, but a third party, and therefore the licence holder was not the person in control of the event. It was felt that this was something to be

taken into consideration when the Parish Council was asked to comment on future applications.

- 035/18 **Street Naming: QR Codes on Street Nameplates for the Pathfinder Place Development:** It was noted that Taylor Wimpey wished to include a “QR code” (a matrix barcode which can be scanned by a smartphone to give information) on the street nameplates for this development. The QR code would then give information about the person that the street was named after. The Clerk had sought information from Wiltshire Council’s Street naming department, who had advised that some street nameplates have a dedication in smaller font under the street name, and they had sent some pictures as examples of this. Members felt that not everyone would necessarily have a smartphone or the facility to scan a QR code, and that a nameplate with a dedication in smaller font was more appropriate and accessibly to all. **Recommended:** *The Parish Council reply to Taylor Wimpey asking that any dedication to the person the street is named after is included on the nameplate in smaller font.*

- 036/18 **S106 Agreements:**
- a) **Ongoing and New S106 Agreements:** None.
 - b) **New S106 Queries:** None.
 - c) **S106 Decisions made under Delegated Powers:** None.
 - d) **Contact with Developers:** None.

Meeting closed at 7.41pm

Chairman, 24th June, 2019