

**MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 25<sup>th</sup> November 2019 at Melksham Town Football Club, Oakfields, Eastern Way, Melksham at 7.00 p.m.**

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

Officers: Teresa Strange (Clerk)

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

285/19 **Apologies:** None

286/19 **Not Present:** Cllr Terry Chivers (subsequently informed in hospital)

287/19 **Declarations of Interest:** There were no declarations of interest.

288/19 **Dispensation Requests for this Meeting:** None.

289/19 **Public Participation:** There were no members of the public present.

290/19 **Planning Applications:** The Council considered the following applications and made the following comments:

a) **19/10138/VAR- Land North Of 486, Semington Road, Melksham, Wiltshire, SN12 6DR:** Variation of Condition 2 for Application 18/06413/FUL - Proposed New Dwelling and Access. Applicant: Mr Thomas Evans.

*Comments: The Parish Council have no objections*

b) **19/10143/REM- Land Adjacent To No 490, Semington Road, Melksham, Wiltshire, SN12 6DU:** Proposed New Dwelling Design From Application 18/08542/OUT. Applicant: Mr Peter Lythell

*Comments: The Parish Council have no objections.*

c) **19/10261/FUL- 130 Top Lane, Whitley, SN12 8QY:** Proposed Single Storey Rear Extension. Applicant: Ms Marrison

*Comments: The Parish Council have no objections.*

d) **19/10234/FUL- Field South of No 207, Norrington Lane, Shaw, Melksham, Wiltshire, SN12 8LT:** Erection of replacement barn for storage of agricultural equipment.. Applicant: Mrs Jan Ayliffe

*Comments: The Parish Council have no objections.*

- e) **19/10459/FUL-28 Berryfield Park, Melksham, Wiltshire, SN12 6EE:** Two single storey extensions to form WC/hall and siting room. Applicant: Mr and Mrs. Vyze

*Comments: The Parish Council have no objections.*

- f) **19/10607/FUL- Land at Bath Road, Shaw, Melksham, SN12 8EG:** Change of use to a secure dog exercise and training area with associated development. Applicant: Mr & Mrs Jason Hargreaves

*Comments: The Parish Council have no objections.*

291/19 **Melksham Neighbourhood Plan:**

- a) **Draft Minutes of Steering Group 30<sup>th</sup> October 2019:**

Members noted the minutes of the Melksham Neighbourhood Plan Steering Group of 30 October 2019.

- b) **Update from Steering Group workshop 21<sup>st</sup> November:**

The Clerk explained Cllrs Baines and Carter attended this closed session, with Cllr Wood arriving later in the session and explained the new consultants were looking at visions, aims and objectives and the structure of plan, a rough guide of policies and then talked about site options and the methodology used.

292/19 **Planning Policy:**

A response to a query following the Rural Local Plan Review Workshop in September had been received from Georgina Clampitt-Dix and was included within Members' late papers, in which she had clarified the following:

- The 150 houses on Semington Road are included in the Melksham/Bowerhill housing figures; and not the Melksham Community Area figures.
- The methodology used to calculate local housing need.
- Both the Town Council and Melksham Without Parish Council meeting with Spatial Planning agreed to have a meeting regarding a Statement of Common Ground between all parties.

293/19 **S106 Agreements:**

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

- i) Feedback from meetings regarding public art (19<sup>th</sup> November):

- 1) **Pathfinder Place development (16/01123/OUT & 17/06285/REM):**

The Clerk explained she had discussed the proposed art work with Highways who had raised a few questions with regard to size and materials to be used, as well as a concern regarding glare, given the proposed location of the artwork and again what materials the surface will be and whether this could be dulled down. Highways had stated if these concerns could be addressed, then the proposals were fine in principle.

The Clerk explained she had also talked to the SHED Project about seating design who would be happy to get involved, once they had completed work on other projects.

**2) Semington Road development (16/00497/OUT & 17/12514/REM):**

The Clerk explained following the meeting with Lukasz Sojczynski, Development Co-ordinator, Bellway Homes, he had confirmed the following:

- The release of monies to allow the Council to start the works with Public Art element of the project if an invoice could be raised for 10% (£4,500) of the Public Art contribution. Meril Morgan, Arts Lead, Wiltshire Council confirmed she had spoken to the S106 Monitoring officer to arrange an invoice for this amount.
- Maintenance of the grassed areas and bins has been raised with the management company and am awaiting a response.
- Anticipated completion date was January 2022.
- Current occupation – 16 units.
- Contact details for new Planning Manager.
- Fencing around pumping station will be 1.5m high bow top railings.
- Village Hall Land – the signed S106 Agreement states ‘ Village Hall Land to be not less than 0.1 hectares in size and the location of which is to be agreed prior to the Reserved Matters application showing the location and size of the village hall and which was accepted. Therefore, we fulfilled this planning obligation and do not want to make any amendments.

The Clerk asked if Members wished noticeboards to be installed in the two new housing developments at Semington Road and Pathfinder Way. It was agreed to put this item on a future meeting agenda.

**ii) Feedback from meetings regarding play area (19<sup>th</sup> November)**

**1) Pathfinder Place development (16/01123/OUT & 17/06285/REM):**

The Clerk confirmed that play areas were not discussed at these meetings.

b) **New S106 Queries:**

Bus Shelters, Pathfinder Way, following investigations, it was found these were not included with in the S106 Agreement, however, under a planning condition two were to be installed.

c) **S106 Decisions made under Delegated Powers:**

None.

d) **Contact with Developers:**

The Clerk informed Members, Nexus Planning representing Hollins Strategic Land had been in touch wishing to have a meeting regarding land adjacent to the 150 houses on Semington Road.

***Recommendation:*** *The Council not to meet until the Local Plan Review has been completed and a review of the Neighbourhood Plan is undertaken.*

The Clerk informed Members that developers regarding Blackmore Farm had also been in touch requesting a meeting with the parish council.

***Recommendation:*** *The council not to go ahead with another meeting at this stage.*

Meeting closed at 7.55pm

Chairman, 9<sup>th</sup> December, 2019