

**MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 10<sup>th</sup> June 2019 at 1, Swift Way, Bowerhill, Melksham 7.00 p.m.**

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

053/19 **Apologies:** None.

054/19 **Not Present:** Cllr. Terry Chivers.

055/19 **Declarations of Interest:** Cllr. Baines declared an interest in agenda item 5c, as the applicant was a neighbour. Cllr. Glover declared an interest in agenda items 5b & 7, as both applicants are personal acquaintances.

056/19 **Dispensation Requests for this Meeting:** None

057/19 **Public Participation:** There were no members of the public present.

058/19 **Planning Applications:** The Council considered the following applications and made the following comments:

a) **19/04586/LBC-2 Forest Farm, Woodrow Road, Melksham, Wiltshire, SN12 7AX:** Convert store into cloakroom. Applicant: Mrs J Ludlow.  
**Comments:** *The Parish Council have no objections.*

b) **19/04897/FUL - 31 Locking Close, Bowerhill, SN12 6XR:** Proposed Two Storey Rear Extension. Applicant: Mr Greenslade.  
**Comments:** *The Parish Council have no objections.*

c) **19/04318/FUL- 51, Woodrow Road, Melksham, Wiltshire, SN12 7AY:** Conversion and extension of garage/workshop to 2-bedroom annex. Applicant: Mrs. M E Rossiter.  
**Comments:** *The Parish Council do not object, but wish to see a condition imposed which ensures that this annexe remains part of the principle dwelling and cannot be separated at a future date.*

It was noted that this was the third planning application in recent months seeking to create annexes for dependent relatives with health issues who would require live in carers. Members felt that applications of this type would become more frequent as the population aged and families wished to make care provision for relatives.

A member stated that he understood why the Parish Council wished to seek planning conditions requiring annexes to remain part of the principle dwelling, but he felt that families were spending a lot of time and money creating purpose built

annexes for the care needs of relatives and queried if such conditions then prevented other people with care needs being able to rent such buildings when they were no longer required for the original relative. He felt that there should be a way in which these bespoke annexes for those with care needs and the requirement for live in carers could be offered for rent to others with such needs, rather than become empty buildings or reconverted; perhaps being registered with Wiltshire Council as accommodation for such specialised needs.

**Recommended:** *Officers to write to Wiltshire Council's Planning Department, and copy in WALC (Wiltshire Association of Local Councils), to ask if this issue has ever been raised with them before and to enquire what feedback they may have with regard to these annexes when no longer required by the family member.*

059/19 **Permitted Development Applications:** None

060/19 **Planning Enforcement:** Boomerang Family Play Centre had been widely advertising in the press and on social media that a new swimming pool at their facility would be opening in the Summer of 2019. Their social media sites had shown photos of the groundworks being carried out; however, the Parish Council had not been consulted and there was no planning application on Wiltshire Council's website. Officers had queried with Wiltshire Council's Development Management Team whether these works could be carried out under permitted development rights, and were informed that swimming pools did require planning permission, especially if they were for public use. The concern was the additional vehicular movements that this facility would create and any additional parking provision that may be required. The Officers had therefore asked Wiltshire Council's Planning Enforcement Officer to investigate this issue.

061/19 **Melksham Neighbourhood Plan:**

- a) **Update on Appointment of New Consultants:** The Clerk explained that there were no draft minutes to note as the meeting due to have been held on Wednesday 29<sup>th</sup> May had been cancelled. This was because a small working group had been given delegated powers to appoint new consultants and there was no further business to be considered at this point. Under the delegated powers the working group had appointed Place Consultants and officers and members of both councils met the new consultants on 3<sup>rd</sup> June to hand over all the necessary information and documentation. On the 26<sup>th</sup> June at 11.00am there will be a three-hour Steering Group workshop, for Group members to meet the consultants and to work through any gaps and the next steps for the Plan; this will replace the planned Steering Group meeting for that evening. It was noted that the Neighbourhood Plan Period was from 2016-2026, but that Wiltshire Council were currently undertaking a review of the Core Strategy, changing its name to Local Plan, and this would be looking at housing numbers and growth up to 2036. There will be an automatic review period for the Neighbourhood Plan, once adopted, in order that it is in accordance with the Local Plan.
- b) **Local Plan Review:** The Clerk advised that there was a meeting on Wednesday 12<sup>th</sup> June with Wiltshire Council, the Town Council, Broughton Gifford Parish Council and Seend Parish Council to discuss proposed housing numbers for 2026-2036 for the communities in the Melksham Community Area which were in the Chippenham Housing Market Area. It was noted that some of the villages in

the southern portion of the Melksham Community Area, such as Steeple Ashton and Keevil, had been moved into the Trowbridge Housing Market Area. The new Neighbourhood Plan consultants had advised that the discussions and decisions on the future housing numbers for the area should be a collaborative exercise between all parties, rather than the Local Planning Authority imposing housing numbers on communities. It was noted that 3 attendees from each council were permitted to attend the meeting as well as a representative from the Neighbourhood Plan. **Recommended:** *The Clerk, Cllr. Glover and Cllr Baines to attend as parish council representatives, and Cllr. Wood to attend as Chair of the Neighbourhood Plan Steering Group.*

062/19 **Planning Policy:**

- a) **Andrea Pellegram: Planning Local Newsletter – Issue 12, June 2019:** This document was noted and that the whole edition discussed the recent changes to the Planning Practice Guidance on Neighbourhood Planning issued by the Government in May 2019. The changes explain procedures arising from the revisions of the NPPF in August 2018.

- 063/19 **Rights of Way – Proposed Diversion of Bridleways – MELW 25 (part) and MELW25A (part):** This application was to divert Bridleways MELW25 (part) and MELW25A (part) around a property, as the existing rights of way currently go through the landowner's garden. **Comments:** *The Parish Council has no objections.*

064/19 **S106 Agreements:**

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

- i) **Update following Public Art Meeting – Sandridge Place (Barrett Homes):** The Clerk gave an update following the meeting with herself, Cllr. Glover, Cllr Carter, the Wiltshire Council Public Art Officer, the developers and the Artist. The details of the practical art installation to enhance the play area were discussed; there will be a carved wooden cow and calf which can be climbed or sat on, milk churns which may be carved out so that they can be played like African drums. There will be local consultation with the children from Forest & Sandridge school, with the possibility that some artwork from the children will be included as part of the design/installation. The consultation will be in September/October 2019, with installation of the art when the play area is constructed in June/July 2020.
- ii) **Update on the 450 Dwellings to be constructed East of The Spa:** It was noted that Hallam Land had sold their stake to David Wilson Homes. The other developers of this site were Bloor Homes. The S106 Agreement for this development was queried, and which one of the two developers would be responsible for the obligations within this. Members noted correspondence from the Clerk to Melksham Town Council, as she had queried whether the Town Council had progressed any further with their request for the community centre to be built on land behind the Water Meadow pub. The Town Council had responded to say that it was an agenda item for their next Economic Development and Planning Meeting on 17<sup>th</sup> June.

b) **New S106 Queries:**

- i) **Design for Play Area on Semington Road Development (Bellway Homes):** Bellway Homes had sent a design proposal for the play area on this development, and as the parish council will be taking on the management of this play area, they had asked the parish council to review the plans and

confirm whether they were acceptable before being submitted to Wiltshire Council. The proposal was for wooden equipment and areas of grass matting and grass, which was not in accordance with the Parish Council's preference for play areas as these elements caused maintenance issues. The Parish Council prefer metal equipment and wet pour safety surfacing to cover the whole area, extending to just beyond the fence line; metal equipment has better longevity and extended one continuous surfacing makes it easier for any grass cutting regime and prevent expansion gaps which lead to trip hazards. It was disappointing to note that the play area company who had provided this design was Proludic; the Parish Council had met a representative from this company, who were also installing the play area at the Pathfinder Place development, and had discussed at length why they did not want wooden equipment and lots of different ground surfaces for these reasons. It was surprising therefore that Proludic had not borne this in mind when producing this design. **Recommended:** *The Parish Council respond to Bellway Homes to thank them for consulting us, but to advise that they have met with his play area design company before, who are aware of the parish council views with regard to play area design and equipment, and this design does not accord with these views. The Parish Council would therefore like to meet with Proludic and Bellway Homes to discuss the proposal.*

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

d) **Contact with Developers:**

i) **Development of 50MW Battery Storage System at Snarlton Farm –**

**19/02437/FUL:** This application had now been approved and the Clerk queried whether the Parish Council wished to meet the applicant to discuss any potential community benefit from this application and how they intend to protect the "Prater's Lane" bridleway from this installation and look at some of the other conditions arising such as hedgerow planting. **Recommended:** *The Parish Council to arrange a meeting with the applicant, Immersa Ltd.*

Meeting closed at 7.31pm

Chairman, 24<sup>th</sup> June, 2019