

**MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 14<sup>th</sup> October 2019 at 1, Swift Way, Bowerhill, Melksham 7.00 p.m.**

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

Officers: Teresa Strange (Clerk) and Marianne Rossi (Finance & Amenities Officer).

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

The Chairman announced that the planning application 19/07875/FUL for Retrospective Permission for Garage Roof works at 8 Fulmar Close Bowerhill, was being considered by the Wiltshire Council Western Area Planning Committee on the 23<sup>rd</sup> October at 3pm at County Hall.

201/19 **Apologies:** Cllr. John Glover (Council Vice-Chair) was on holiday and Cllr. Terry Chivers was ill; these reasons for absence were accepted.

202/19 **Declarations of Interest:** There were no declarations of interest.

203/19 **Dispensation Requests for this Meeting:** None.

204/19 **Public Participation:** There were no members of the public present.

205/19 **Planning Applications:** The Council considered the following applications and made the following comments:

a) **19/09028/LBC & 19/08696/FUL- Bowerhill Farm, Bath Road (A365), Bowerhill, Melksham, SN12 6QN:** Proposed demolition of single storey lean to, erection of two bay garage with storage above. Proposed blocking and alteration of existing openings, insertion of rooflights, opening up of historic vehicular access with associated removal of section of wall and erection of boundary wall. Applicant: Mr & Mrs. T Moon.

**Comments:** *The Parish Council have no objections.*

b) **19/08986/VAR- Turnpike Garage Ltd, Devizes Road, Bowerhill, Melksham, Wiltshire, SN12 6RE:** Variation of Conditions 2 and 12 of planning permission 18/02123/FUL (Re-development of service station replacing workshop and shop with a new building providing new forecourt layout, canopy and associated works). Applicant: Turnpike Garage Ltd.

**Comments:** *The Parish Council have no objections.*

c) **19/08881/FUL- Whitley House, Corsham Road Whitley SN12 8QG:** Conversion of attached section of barn to include first floor living accommodation ancillary to main house. Applicant: Dr & Mrs P Phillips.

**Comments:** *The Parish Council have no objections.*

- d) **19/08636/PNCOU- Newton Farm Barn, Semington, BA14 6JU:** Notification for Prior Approval under Class Q for a Proposed Change of Use of an Agricultural Building to a single Dwelling house (Use Class C3) and for Associated Operational Development.

**Comments:** *The Parish Council have no objections.*

206/19 **Correspondence further to last Planning Committee (23<sup>rd</sup> Sept):**

- a) **Response from Senior Public Protection Officer on 19/06063/FUL Lowden Garden Centre:** The Clerk reported that she had received a response from the Public Protection Officer about the Lowden Garden Centre planning application to replace the temporary events marquee with a permanent event building. She reported that the Public Protection Officer had visited with the Licencing Officer and was reassured by their attitude towards the facility, its management and how thoroughly the issue of noise has been dealt with via the planning application.
- b) **Responses further to complaint about non-working of Wiltshire Council online planning system:** The Clerk explained that she had sent an email on the 24<sup>th</sup> September to the Wiltshire Council planning department to complain about the continual faults on the online planning application portal. This was due to the portal not working for the Parish Council's summoned planning committee meeting on the 23<sup>rd</sup> September which meant that members were therefore not able to view any planning applications. The Clerk had to chase up a response as she had not received one by the time the next planning committee agenda was due to go out. A response was received from the Interim Director of Economic Development and Planning to say that the comments had been passed on to their ICT department for their comments however have still not received a response from them. It was noted that there was still a notice on the Wiltshire Council website to say that planning applications may not be available.

207/19 **Planning Enforcement:** It was noted that there was no breach of planning permission of application W/04/01517/EUD at the Mobile Home Park in Semington Road following residents' enquiries on commencement of works on site. 19/00820/ENF refers.

208/19 **Melksham Neighbourhood Plan – Draft Minutes of Steering Group Meeting held on 4<sup>th</sup> & 25<sup>th</sup> September, 2019:** These minutes were noted along with the project timeline, with the expected first formal consultation at Regulation 14 stage to be in February 2020. It was anticipated that the draft Melksham Neighbourhood Plan would first be approved by both Melksham Without Parish Council and Melksham Town Council, after Christmas.

209/19 **Planning Policy:**

- a) **Feedback from representatives attending Wiltshire Local Plan Review consultation event – Rural Focus:** The Clerk and Cllrs. R. Wood and Glover represented the parish council at the Wiltshire Local Plan Review event on 1<sup>st</sup> October. The Clerk reported that representatives were asked what issues were facing those living in rural villages. The spatial planning team then discussed different scenarios and tested potential housing numbers for large villages across the different Housing Market Areas. It was noted that Shaw and Whitley are classed as one "large village" by Wiltshire Council in planning terms; and is the only "large" village in the parish. The representatives queried how the 150 dwellings being built at Semington Road were being

classed, as technically they were from the Melksham Community Area (rural) rather than the “Melksham and Bowerhill” area classed as the “town” for planning purposes; as this impacted on the potential for new dwellings to be built in the rural area in the future. Spatial Planning were looking into this for the end of October to feed into the next Neighbourhood Plan steering group meeting on the 30<sup>th</sup>.

- b) Community Led Housing:** Following on from the Local Plan Review meeting, correspondence had been received from the Community Led Housing team at Wiltshire Council. This is a project that is currently being undertaken locally in Seend, and was discussed at the Local Plan meeting as representatives from Seend Parish Council and Seend Neighbourhood Plan were on the same table as Melksham Without. There is a “Homes of Our Own” launch event being held on Thursday 14<sup>th</sup> November in Trowbridge at 6pm which will introduce the new Wiltshire & Swindon Community Led Housing Hub. The Clerk offered to circulate details to the councillors direct.

210/19 **Wilts & Berks Canal Link:** The Clerk advised that there were several updates on the Wilts & Berks Canal Link. Firstly, Swindon Borough Council had considered a variety of options as part of Heritage Transport Options in their Local Plan and had resolved to remove the Wilts & Berks Canal route protection from the town centre.

The members noted the Minutes of the Wiltshire, Swindon & Oxfordshire Canal Partnership who met on 5<sup>th</sup> September and received an update from Cllr Baines who had attended on behalf of the parish council. The planning application for the Melksham Link was discussed and the Environment Agency had withdrawn their objection about a potential flooding issue at Berryfield but were still objecting to the mitigating effects of building the weir. This had now been superseded by a complaint from the Wilts & Berks Canal Trust to the Environment Agency about how the application has been handled.

Cllr Baines had informed the Partnership of the possibility of an eastern Bypass at Melksham and that any of the options would require crossing the canal route, and it was advised that Local Plan policy would require the road to have a suitable culvert for the canal.

The Clerk advised that the Town Council were in discussions with the Wilts & Berks Canal Trust about a potential meeting to discuss footpaths to Lacock and was trying to find a suitable date at the end of the year when the parish council could have a presentation from the Trust too.

211/19 **Bath Clean Air Zone Consultation:** The Clerk advised that the council had submitted comments on an earlier round of this consultation before however this was when cars were included in the proposal. There had now been a major change and cars were now not included in proposed charging zone. Most of the parish council’s previous comments were about the impact on car drivers, particularly for those with lower incomes and so possibly older cars accessing services such as the Royal United Hospital. The consultation does still include large vehicles and there is a concern that these vehicles will use alternative routes through West Wiltshire. It was noted that the deadline for the consultation was Sunday 20<sup>th</sup> October, and so members had been advised that this Planning Committee would look at submitting comments due to the tight deadline. **Resolved:** *The following comments are*

*submitted to the consultation: Melksham Without Parish Council support Wiltshire Council in their objections to the Clean Air Zone scheme as this will result in polluting traffic taking an alternative route through West Wiltshire.*

212/19 **S106 Agreements:**

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

**i) Land to the North of Sandridge Common (17/01096/REM): Update on Public Art:** The Clerk reported that all was going well with the public art sessions taking place with the artist and children at Forest & Sandridge primary school and shared the Lesson Plans with the members. The finished pieces produced by the pupils were not going to be able to be used as direct carvings on the finished sculpture but the artist had suggested planting trees at the school this winter that all have a usage in the production of colour and pigment, with the aim to prove a legacy for the project and improve the environment. The trees would be supplied and planted by the artist, at his cost.

**ii) Public Art contribution for Pathfinder Place (17/06285/REM):** The meeting to consider the public art for the Pathfinder Place housing development has been arranged for Monday 21<sup>st</sup> October, with Taylor Wimpey, BRAG (Bowerhill Residents Action Group) and residents with an interest in the heritage of RAF Bowerhill. Please meet at the Pavilion car park at 11am.

**b) New S106 Queries:** None.

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

**d) Contact with Developers:** None

Meeting closed at 7.41pm

Chairman, 21<sup>st</sup> October, 2019