

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 16 December 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), David Pafford and Greg Coombes.

Officers: Teresa Strange (Clerk) and Lorraine McRandle (Parish Officer)

Housekeeping & Announcements: Cllr R Wood, welcomed all to the meeting.

Cllr Baines informed the meeting that at the CATG meeting earlier that day, it had been announced that sadly former Wiltshire Cllr Roy While had passed away the previous week.

The Chair invited everyone to join him in one minute's silence and asked that the Clerk send the family the Council's condolences. It was also agreed to hold a one minute's silence at the next Full Council meeting on 20 January 2020.

308/19 Apologies

Apologies were received from Cllr Pile due to a social engagement. Reasons for apologies were accepted.

309/19 Not Present: Cllr Terry Chivers.

310/19 Declarations of Interest:

a) To receive Declarations of Interest

There were no declarations of interest.

b) To consider for approval any Dispensation Requests received by the Clerk and not previously considered.

None.

312/19 Public Participation

There were no members of the public present.

313/19 Planning Applications

The Council considered the following applications and made the following comments:

- a) [19/10620/FUL](#): Whaddon Grove House, Berryfield Lane. Detached garage and workshop. Applicant Mr & Mrs Jenkins

Comments: The Parish Council had no objection to this application, however, sought reassurances that this building would not be used for commercial or residential use in the future.

- b) [19/10934/FUL](#): 406c The Spa, Bowerhill. Extend under approved planning application reference 19/08263/FUL and subdivide into two, three bedroom bungalows. Applicant Miss Amy Hallett

Comments: The Parish Council **OBJECTED** to this application and reiterated their previous comments made on 5 March 2019 regarding planning application 18/11538 for a new dwelling.

Members also raised a concern at the inaccuracy of the plans submitted, as it would appear the site plan has included adjacent land allocated for access/parking for a new dwelling under planning application 17/01107FUL, which received planning permission in May 2017.

The parish's previous comments were as follows:

'This application is outside of the settlement boundary for both the Parish of Melksham Without and Melksham Town. Additionally, it considers that this is over development of the site and that this proposal offers no outdoor amenity space for any future occupier.'

The Parish Council acknowledges that the settlement boundaries were part of the Housing Allocation Plan review, the outcome of which have still to be adopted by Wiltshire Council. *'However, they understand that the current settlement boundaries still stand until any revisions are approved and formalised. In addition, the Parish Council would like to make reference to the Planning Inspector's comments following refusal of planning application 17/04649FUL, where the lack of garden and outdoor amenity space was cited for refusal, with the Inspector stating that the application would fail to provide an acceptable standard of outdoor provision for future occupants.'*

The Parish Council therefore, seek a consistent approach to applications in the parish.

The Parish Council raised concerns in 2016 when an application was submitted for a dwelling in the garden on 406C The Spa, with regard to any proposal which affected the shared footpath/cycle route to the secondary school. They therefore, OBJECT to the creation of three access points across this cycle/pedestrian path as it is the only access route for children attending Melksham Oak Community School. The proposed layout of the parking spaces for the 3 dwellings would mean that vehicles are unable to enter or leave the parking provision in a forward facing gear as no provision for turning space has been provided.'

- c) [19/10966/ADV](#): Agricultural Barn opposite junction of A3102, Sandridge Lane, Bromham. Fixed sign, fixed against western gable end of farm building. Applicant County Green Storage

Comments: The Parish Council had no objections to this application and welcomed the attempt to reposition the sign, albeit not quite before the Bromham turning from Melksham to inform drivers.

- d) [19/10997/FUL](#): 107 Beanacre. Proposed rear extension, creation of first floor, addition of porch and associated works. Applicant Mr Jeffery Haley

Comments: The Parish Council had no objections to this application.

- e) [19/11059/REM](#): Selves Farm House, Forest Lane, Lacock. Reserved matters application to access, appearance, landscape, layout and scale as relates to the agricultural worker's dwelling which has already been approved in principle. Applicant A W Doel & Sons

Comments: The Parish Council had no objections to this application, as long as this building keeps its agricultural tie.

314/19 Planning Decisions

- a) [19/08986/VAR](#): Turnpike Garage Ltd, Devizes Road, Bowerhill. 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). Approve with Conditions.
- b) [19/09648/FUL](#): Little Copse Farm, Lower Woodrow, Forest Road, Melksham. Change of use to secure training and exercise area for dogs. Approve with Conditions.

The above planning decisions were noted.

315/19 Melksham Neighbourhood Plan:

a) To note draft Minutes of Steering Group 28 November 2019

Members noted the draft minutes of the Steering Group meeting held on 28 November 2019.

b) To consider update from Steering Group workshop 9 December 2019

The Clerk explained that there would be an update on progress of the Neighbourhood Plan at the Area Board meeting on 6 January, with an article on progress in the Melksham News on 16 January 2020. It had also been agreed that both Councils would approve the Plan prior to going to Regulation 14 consultation, therefore, the Parish Council would be looking to approve the Plan on 20 January 2020.

c) To consider Town Centre Vision Project report commissioned by Melksham Town Council in relation to the parish

It was noted there were several inaccuracies/contradictions within the document, which were due to be forwarded to the Neighbourhood Plan Steering Group in January 2020 for adoption.

Therefore, it was suggested that Members forward their individual comments to the Clerk to draft a response to the document for consideration at the Planning meeting on 13 January 2020 prior to the Neighbourhood Plan meeting on 29th January 2020.

d) To consider pre-planning protocol as suggested by Place Studio

A Pre Planning Protocol had been drafted by Place Studio as a document to form part of the suite of supporting information/evidence for the Neighbourhood Plan for both the Town and Parish to adopt.

The Clerk informed the meeting, Melksham Town Council were looking at this document that evening with the Town Clerk having suggested a few amendments for Melksham Town Council's consideration, which were circulated for Members information.

The Clerk circulated the Council's Planning Principles for Members' information and informed Members some of the current Planning Principles would be included in the Neighbourhood Plan.

Members welcomed the document and the suggested additions from the Clerk of Melksham Town Council, and agreed that Planning Principles 4 & 5 be requested to be included in the Protocol.

Recommended: *The proposed Pre Planning Protocol, with amendments by Melksham Town Council's Clerk, be approved with the following additions:*

- 4. The Council expects to be consulted by Wiltshire Council and developers on all S106 Agreements and to be a party to any negotiations, not a nominee. (Min 626/15)*
- 5. The Council will only consider taking on ownership and management of equipped play areas from developers, such as LEAPs (Local Equipped Area for Play) and NEAPs (Neighbourhood Equipped Area for Play) and not LAPs (Local Landscaped Area for Play). (Min 128/16c & 257/18a)*

316/19 The Good Councillors Guide to Transport Planning

The Clerk explained she felt there was some useful information contained within this document, especially with regard to the use of Community Infrastructure Levy (CIL).

Members noted this document and thought useful to review at the time of a future planning application for any large development.

317/19 New Premises Licence for the supply of alcohol OFF the premises for Robinsons Traditional Fish & Chips, 34 Dowding Way. Sun: 13:00hrs to 19:00hrs, Tue-Sat 11:30hrs to 14:00hrs and 16:30hrs to 21:00hrs

The Council had no objections to this application.

318/19 Battery Storage Facility, Roundponds Farm (17/08614/FUL & 19/03879/FUL).

Members noted a potential breach of planning permission, which was currently being investigated by Planning Enforcement at Wiltshire Council. following concerns of a member of the public.

319/19 S106 Agreements and Developer meetings: (Standing Item)

a) To note update on ongoing and new s106 Agreements:

i) Pathfinder Place development (16/01123/OUT & 17/06285/REM), including update on public art.

An artist's sketch of the proposed art panel/gate had been provided by Taylor Wimpey which had been circulated to members of the small working party. The Clerk explained that various people had looked at proposals, including members of BRAG (Bowerhill Residents Action Group) and several observations had been made.

Members welcomed proposals albeit with some technical changes.

ii) Semington Road development (16/00497/OUT & 17/12514/REM)

No update.

iii) East of Melksham development (14/10461/OUT), update on public art.

The Clerk asked if Members wished to be part of discussions on art for this area, given under the Governance Review the parish had suggested that the 450 houses be transferred to Melksham Town.

Recommendation: *The parish council inform the Public Art Officer, developers and Town Council that the Parish did not wish to be involved with this public art project as the area had been proposed to be transferred to Melksham Town Council under the current Community Governance Review.*

b) To consider any new S106 queries

There were none.

c) To note any S106 decisions made under delegated powers

There were none.

d) To note any contact with developers

There was none.

Meeting closed at 7.53pm

Chairman, 20 January 2020