

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 23rd September 2019 at 1, Swift Way, Bowerhill, Melksham 7.00 p.m.

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

Officer: Teresa Strange (Clerk)

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

185/19 **Apologies:** Cllr. Mary Pile was on holiday; this reason for absence were accepted.

186/19 **Declarations of Interest:** Cllr Coombes declared an interest in agenda item 5b as he lived in a neighbouring property and took no part in voting when the application was considered.

187/19 **Dispensation Requests for this Meeting:** None.

188/19 **Standing Dispensations:** It was noted that the Parish Council had a standing dispensation to discuss the provision of a new play area being provided by the developers of a development in Semington Road.

The Council suspended Standing Orders for a period of public participation.

189/19 **Public Participation:** There were no members of the public present.

190/19 **Planning Applications:** The Council were unable to fully consider the following applications as the Wiltshire Council online planning system was not working but made the following comments from local knowledge, documents that had been previously printed and the use of online satellite mapping. The members asked the Clerk to make a complaint to the operational manager of the Wiltshire Council planning department to say how unhappy they were that the online system was not working, despite the Clerk checking the situation the week before, and all applications being checked for online access earlier in the day.

a) 19/07737/FUL- 242 New Road, Melksham, SN12 7QY: Single story extension to side of detached dwelling. Applicant: Mr David Walder.

Comments: *The parish council make no objections but note that they are very unhappy that they were unable to view the planning application at the time of the Planning Committee meeting due to the Wiltshire Council online system not working.*

b) 19/08483/FUL-213A Corsham Road, Whitley, SN12 8QF: Erection of a Dwelling. Applicant: Mr. David Walder.
It was noted that this was outside the current Settlement Boundary however, this was due to be updated shortly via the emerging Wiltshire Housing Site Allocations Plan. The council had also been made aware that the Drainage team were making comments due to a potential flood risk.

Comments: *The parish council make no objections but note that they are very unhappy that they were unable to view the planning application at the time of the Planning Committee meeting due to the Wiltshire Council online system not working.*

- c) **19/06063/FUL- Lowden Garden Centre, Bath Road, Shaw, Melksham, Wiltshire, SN12 8EZ:** To replace the temporary events marquee for a permanent event building. Applicant: Lowden Garden Centre.

It was noted that the parish council had recently been consulted on the licence for the temporary events marquee, and that no objections had been raised as the licence was tied in with the planning permission for the temporary events marquee with included a noise management plan (15/10788/FUL). The Clerk had queried with the Licence Officer if that would automatically be transferred to any planning permission for a permanent event building, and if any noise complaints had been received. This depended on what was to be changed, if things were going to be kept the same but just a fixed building then it can be dealt with by a minor variation, but if there were changes then a full variation application would have to be made which would trigger a 28 day consultation period where interested parties could submit representations. The Senior Public Protection Officer for Environmental Health had reported that there had been one noise complaint in 2015 following the first event in the marquee and since then nothing aside from a call in advance of an event; nothing was received after it occurred. The Officer also noted there was a noise impact assessment with the new application that includes proposed hours/levels/management conditions and if appropriate they would support their inclusion in the planning permission as conditions.

Comments: *The parish council welcome the permanent building as it will have better sound proofing than the existing marquee and endorse the draft management plan as detailed in the Noise Impact Assessment and request that it is added as a condition of the planning permission.*

- d) **19/08263/FUL- 406 C the Spa, Bowerhill, SN12 6QL:** Extension to the principle elevation to create a gable to mirror the existing building, side extension and hipped roofing. Applicant: Miss Amy Hallett

Comments: *The parish council make no objections but note that they are very unhappy that they were unable to view the planning application at the time of the Planning Committee meeting due to the Wiltshire Council online system not working.*

- e) **19/08829/LBC- Beanacre Manor, Old Road, Beanacre, SN12 7PT:** Reinstatement of external tank base removed following a loss of kerosene heating oil. Applicant: Mr Thomas Marker

Comments: *No objections*

- f) **19/08583/FUL- Beanacre Manor, Old Road, Beanacre, SN12 7PT:** Reinstatement of external tank base removed following a loss of kerosene heating oil. Applicant: Mr Thomas Marker

Comments: *No objections*

- g) **19/08641/FUL- 8 Plane Tree Close, Whitley, SN12 8RN:** Existing porch space to become enclosed to allow for en-suite and relocating front door to side of front elevation. Applicant: Mr & Mrs Packer
Comments: *No objections*

191/19 **Melksham Neighbourhood Plan – Draft Minutes of Steering Group Meeting held 4th September, 2019:** It was noted that there was a joint arrangement that the administrative work for the Neighbourhood Plan was shared between officers from both councils. It was the turn of officers from the Town Council to produce the minutes from the meeting held on 4th September and these were not yet available. The Clerk had given a verbal update from the meeting at the last Planning Committee on 9th September.

192/19 **Planning Policy:**

a) Wiltshire Local Plan Review consultation event – Rural Focus:

Representatives had attended a similar event in June with a Melksham Town focus, whereas this was a wider meeting with lots of councils and with a rural focus. The same background documents had been provided, but this time with the housing numbers corrected as an addendum to Wiltshire Council's Cabinet Meeting on 30th April 2019. There was a Neighbourhood Plan steering group meeting in two days' time on 25th September, and the Plan's consultants were going to advise on the approach to be made at the Local Plan Review event on 1st October then, which the members agreed would be the best way to inform the council representatives attending (Cllr Richard Wood, Cllr John Glover and the Clerk).

b) Wiltshire Housing Site Allocations Plan – Consultation on Further Main

Modifications: The members noted the latest update which was that following the Public Examination in April, the Inspector had written to Wiltshire Council with his post hearing findings and advice. In response to that letter, Wiltshire Council were now consulting on a Schedule of Further Main Modifications from Thurs 12th September until Friday 25th October. The members noted that there were no housing site allocations for the Melksham area in this Plan.

c) New CIL (Community Infrastructure Levy) rules: The members noted the new CIL rules that had come into force which mean that communities will be able to see what developer contributions are spent on. Previous rules meant that councils did not have to report on the total amount of funding received through CIL. Now, though they will be legally required to publish the deals done with housing developers so that residents can see how money will be investing in their community. Council will be required to publish an annual report on CIL agreements with developers from December 2020. The revised government guidance includes sections on what CIL can be spent on, and obligations on parish councils in terms of reporting and where the funding can be spent.

193/19 **S106 Agreements:**

a) Ongoing and New S106 Agreements:

Land to the East of Semington Road (17/12514/REM): Play Area: Council representatives had met with the Proludic representative earlier in the day to discuss the new plan and specification for the play area in the Bellway development, that would be transferred to the parish council's ownership. The

group had met before and outlined the wishes of the parish council which were in line with ease of maintenance and longevity of the play equipment and a new plan had been produced to take account of the parish council's wishes; a few things had been tweaked at the meeting from this morning and a new drawing had been produced for the meeting to enable the parish council to agree the design to so that it can go forward to Bellway Homes.

The following previous requests had been adhered to:

- A central pathway through the site connecting the two gates
- Removal of all the awkward mowing strips
- Removal of the dominant large hump with now small, low level small mounds
- One area to be kept for informal play and picnic tables
- The inclusion of a teen shelter, to give a sense of place for older children to encourage them out of the play equipment that was designed for use by much younger children. This is transparent in design and not too comfortable to discourage overnight prolonged stays
- All the timber equipment will now be in metal.
- The inclusion of a roundabout and junior swings (in addition to toddler swings)
- The surface to be wet pour in the area with equipment, which is harder wearing and without lots of potential expansion gaps where different surfaces meet, it will have a 10cm stone base and the wet pour surface will be flush to the path
- The fence to be powder coated dark green bow topped metal fence, and not timber and the two gates to be red.
- Picnic tables to be metal topped and not melamine.
- Benches to be metal, with one in the equipped area to be without a back so parents can face the play equipment or the grass mounds and picnic area the other side of the path, and one to have a back and face the play equipment, for nursing mothers, under the tree for future shade
- There will be a flush concrete plinth under the picnic benches and teen shelter to avoid a muddy well to form

Resolved: *As the design and specification of the play area is in line with the previous resolution of the council (Min 114/19) then the go ahead to be given to Proludic to move forward with the design as shown.*

Recommendation: *The Asset Management Committee look into signage at play areas to say that Nursing Mothers are welcome, as it was felt that positive encouragement was required in line with a new NHS campaign.*

b) New S106 Queries: None.

c) S106 Decisions made under Delegated Powers: None.

d) Contact with Developers: None

Meeting closed at 7.50pm

Chairman, 21st October, 2019