

**MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 4<sup>th</sup> November 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), Mary Pile, David Pafford, Terry Chivers 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.

247/19 **Apologies:** The full committee were present, there were no apologies tendered.

248/19 **Declarations of Interest:** There were no declarations of interest.

249/19 **Dispensation Requests for this Meeting:** None.

250/19 **Public Participation:** There were no members of the public present.

251/19 **Planning Applications:** The Council considered the following applications and made the following comments:

a) **19/09001/VAR- Bowerhill Farmhouse, Bowerhill, Melksham, SN12 6QN:**

Removal of condition 13 of W/06/01999/FUL (conversion of barn to dwelling) to allow usage of traditional farm entrance. Applicant: Mr Tom Moon.

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

b) **19/09981/FUL- 71 School Lane, Shaw, SN12 8EJ:** Porch extension. Applicant: Mr & Mrs P Harrison.

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

c) **19/09983/FUL- 71 A School Lane, Shaw, SN12 8EJ:** Porch extension. Applicant: Mr B Nelson.

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

d) **19/08729/FUL-The Paddocks 493 A Semington Road Melksham SN12 6DX:**

Conversion of existing garage into a self-contained supported living ancillary to the existing care home. Applicant: Mr Martin Clayton.

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

e) **19/09648/FUL-Little Copse Farm Lower Woodrow Forest Road Melksham SN12 7RB:** Change of use to secure training and exercise area for dogs.

Applicant: Ms Jade Walker

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

f) **19/09963/VAR- Land East of Spa Road, Melksham Wiltshire:** Variation of condition 6 on 18/04644/REM to Allow for Changes to the Layout, House Types and Removal of Some Garages. Applicant: Bloor Homes

The members considered the submission of a minor material amendment to pull development back from the northern boundary of the site which as a consequence has changed the layout in parcels B1 & B2 with the reduction of one dwelling from 32 to 31. There had also been a general review of the scheme and the developer was now seeking changes due to the current market which included the removal of garages on most three bed units allowing for an increase in garden sizes, this was to reduce the sale price. There was also the removal of front bay windows to some house types and boundary treatment changes to introduce fencing.

**Comments:** *The parish council OBJECTS to the amendments proposed in this Variation application as they believe they will bring a significant lowering of standards from the housing that was original proposed, combined with a knock-on effect of increased on-street parking.*

- 252/19 **Planning Decision:** The members noted that the application for **19/07875/FUL 8 Fulmar Close, Bowerhill-Retrospective application for garage roof works (material variation to approved application 16/02681/FUL)** had been given approval, with conditions, at the Western Area Planning Committee on 23<sup>rd</sup> October. The application had been “called in” for a Committee decision by residents and the parish council. It was noted that it was detailed in the Officer’s report that the Planning Inspector’s decision at the previous Appeal had material weight but did not prohibit any further extension and that this retrospective application had to be considered on its own merits.
- 253/19 **Melksham Neighbourhood Plan:** The draft Minutes of the meeting held on the 30<sup>th</sup> October were not yet available from the Town Council and therefore this item would be deferred until the next Planning Committee meeting on 25<sup>th</sup> November.
- 254/19 **Planning Policy:**
- a) **Correspondence following queries raised at the Local Plan Review (Rural Focus) on 1<sup>st</sup> October:** Unfortunately, despite chasing, an answer had still not been received from the Spatial Planning Team at Wiltshire Council, and therefore this item was deferred until the next Planning Committee meeting on 25<sup>th</sup> November.
- b) **“Government to help housebuilders deliver schools”:** The members noted a “Planning Portal” article detailing a pilot scheme from the Department of Education to hand out loans to housebuilders to deliver school places before new properties are finished. This was welcomed as it was very frustrating that children move into new houses before the funds are made available to fund the necessary new school infrastructure; and was worth considering requesting as a condition for new housing developments and for inclusion in the Neighbourhood Plan.
- Recommendation:** *The parish council ask the Melksham Neighbourhood Plan Steering Group to consider including a policy for inclusion in the Melksham Neighbourhood Plan of requesting developers to take up the “Developer Loans for Schools” programme for new developments in the Plan area.*
- 255/19 **S106 Agreements:**
- a) **Ongoing and New S106 Agreements:**
- Public Art contribution for Pathfinder Place (17/06285/REM):** The members noted the responses from the Highway Officers consulted for their opinions on the initial thoughts for the public art. There had been a mixed response, with an overriding concern for distractions placed at busy road junctions. However, it was

noted that there was quite a wide area between the edge of the carriageway to the highway boundary. Bespoke designs for street nameplates can also be considered to include additional information but the road name must remain dominant and additional information would have to be discreet in size and targeted at pedestrians and not motorists. Any proposals must be put to the Highways team for consideration, and any private structure placed on the public highway would have to be covered by the parish council's insurance.

The Clerk had attended a SLCC Conference the previous week, and had picked up a seating and decorative metalwork company brochure that included several military and RAF designs which was shared with the members.

The next meeting with Taylor Wimpey and the Public Art Officer was being held on 19<sup>th</sup> November at 2pm and the Clerk was trying to arrange a consecutive meeting with Bellway Homes and the Public Art Officer to discuss the public art for the Semington Road development.

- b) **New S106 Queries:** None.
- c) **S106 Decisions made under Delegated Powers:** None.
- d) **Contact with Developers:** None

Meeting closed at 7.33 pm

Chairman, 11<sup>th</sup> November, 2019