

**MINUTES of the Planning Committee of Melksham Without Parish  
Council held on Monday 16 March 2020 at 1 Swift Way (off  
Westinghouse Way), Bowerhill Industrial Estate, Melksham at 7.00 p.m.**

**Present:** Councillors Alan Baines (Committee Chair), John Glover, David Pafford and Mary Pile.

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

**Housekeeping & Announcements:** Councillor Baines welcomed all to the meeting and explained the fire evacuation procedures for those present.

**472/19      Apologies**

Councillor R Wood gave his apologies that he would not be attending public meetings until further notice, due to the ongoing public health situation. Councillor Coombes gave his apologies as he was feeling unwell.

**Resolved:** To note and approve the reasons absence.

Councillor Chivers was absent from the meeting.

**473/19      Declarations of Interest**

**a) To receive Declarations of Interest**

Councillor Pile declared a non pecuniary interest in planning application 20/01276/FUL: Westlands Farm, Westlands Lane, Whitley, as she knew the applicant personally.

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

None.

**c) To note standing Dispensations relating to planning applications**

The Clerk reminded members that Parish Councillors had a standing dispensation relating to those applications where the council were party to Section 106 agreements such as Pathfinder Way, Land East of Spa Road (Hunters Wood) and Semington Road.

**474/19**

**Public Participation (Two members of public present)**

Standing Orders were suspended.

Two residents of Farmhouse Court attended the meeting to voice their objections to planning application 19/11494/VAR: Land East of Spa Road. Variation of Condition 6 of 18/04644/REM.

Following previous discussions with developers on the impact this development would have on Farmhouse Court, particularly on the Grade II listed wall. The previously approved plans had respected these surroundings to a degree and were dismayed the new plans showed a more dense development along the boundary than previously.

The new plans show 7 dwellings and garages some in a terraced formation, to the north of Farmhouse Court, whereas previously there were 6 and felt this impacted on residents of Farmhouse Court as follows:

- Loss of privacy.
- Terraced design out of keeping with surroundings.
- High density of housing, unsympathetic to rural setting of Farmhouse Court.
- Whilst design of the apartment block to the north of Farmhouse Court appears to be as the original, no dimensions were provided in order to ascertain if this were the case.
- Loss of green buffer. The new layout does not include any measurements therefore, it was difficult to tell if the green buffer as originally stated between the new development and Farmhouse Court was the same.
- Concern this variation does not relate to the previous plan for 447 houses, therefore, this development could increase in size.
- The impact the development would have on the Grade II Listed Wall of Farmhouse Court. It had been noted, whilst development is currently taking place further away from the site at present, the wall has been monitored by a Structural Engineer who had noted slight movement and there is concern that as the development moves nearer this could have a significant impact on the wall.

Standing Orders reinstated.

**475/19**

**Planning Applications**

Members considered the following planning application:

**19/11494/VAR:** Land East of Spa Road. Variation of Condition 6 of 18/04644/REM (Approval of Reserved Matters in respect of

landscaping, appearance, layout and scale for the erection of 447 dwellings, car parking, including garages, internal access roads, public open space and associated infrastructure and engineering works, following Outline Permission 14/1046/OUT). – Applicant BDW South West

**Comments:** The Council **OBJECT** to this application as it felt this application is not for minor amendments, but for major amendments to the previous plans. Other objections include:

- Whilst welcoming the increased buffer between this development and Eastern Way, this is at the detriment to residents of Farmhouse Court, as the development has moved further South and West undermining the setting of Farmhouse Court, but without scaled drawings it is hard to tell.
- Deeply concerned that the previous restrictions on encroachment upon the Grade II Listed Wall and Farmhouse Court have been compromised.
- The revision of plots 254, 255, 256, 266, 267 & 268 (two lots of terraced houses) to the South of this development are detrimental to the amenity of those residents living in the northern part of Farmhouse Court. These should be a maximum of 2 storey.
- There appears to be less landscaping between Farmhouse Court and the new development.
- Disappointed at the lack of detail for this large scale change.

It was agreed to forward these comments to Melksham Town Council, Wiltshire Councillors Jon Hubbard and Nick Holder.

**19/11033/FUL:** The Land, New Road. Retrospective application for a shipping container to store agricultural equipment, feed and bedding for animals. – Applicant Linda Southcott

**Comment:** Members raised a concern at the lack of detail relating to this application, however, they had no objection, but did suggest the container be painted green in order to be less obstructive within its setting.

**19/12116/FUL**: South Barn, Lower Beanacre Farm, Beanacre. Single storey extension to bedroom. Applicant Jeff Bourne

**Comment:** No objection.

**20/01601/FUL**: 413a The Spa , Bowerhill. Change of use of existing agricultural land to domestic and the construction of a single storey rear annex and garage extension. Applicant Mr & Mrs J Murdoch

**Comment:** No objection. However, would like to see a condition imposed that this annex remains part of the host property and not sold separately in the future.

**Comment:** No Objection.

**20/01220/VAR**: Land at Riverside Mot Centre, Bradford Road. Variation of conditions 3 & 6 of planning permission 17/10832/FUL to allow for changes to the site layout and alterations to the appearance of the engine containers, gas exhaust and cooling vent fans. Applicants Conrad Energy

**Comment:** No objection.

**20/01276/FUL**: Westlands Farm, Westlands Lane, Whitley. Extension of residential curtilage for positioning of cabin for use as ancillary accommodation. Applicant Mr & Mrs Nicholas

**Comment:** No objection. However, would like to see planning conditions included that this cabin cannot be used as a separate dwelling and as it is a temporary structure that the siting is reviewed on a regular basis, in line with temporary planning permission for structures, such as residential caravans.

## **476/19**

### **Planning Decisions**

The Clerk stated the Planning Decision Notice and Planning Officer's report recommending approval for extensions and alterations to subdivide the existing property into two, 3 bedroom bungalows at 406c The Spa, Bowerhill (19/10934:FUL) had been circulated for Members information, given the Planning Committee had strongly objected to this application. Members were disappointed that no reference had been made in the Officer's report that vehicles would be pulling off the drive into the pedestrian and cycle route to Melksham Oak school.

477/19

## **Neighbourhood Plan**

### **a) To note the draft minutes of the Steering Group meeting held on 26 February 2020**

Unfortunately, the Planning minutes of 26 February 2020 were not available as yet, but would be circulated shortly.

The Clerk explained the draft Neighbourhood Plan had been circulated earlier that day to Members. The timeline for going to Regulation 14 was for the Steering Group to approve the plan on 25 March, followed by both the Parish and Town Councils signing off on the plan. However, given the current public health crisis discussion were taken place with the consultants of the plan on the best way to proceed, given Government recommendations announced earlier that day, that public gatherings should be avoided and the potential that over 70s will be asked to self isolate.

With regard to the Town Centre Scoping document, the Clerk explained as the Parish Council had raised a concern at some aspects of the document, the document had been amended, however, on looking at the document earlier that day, had noted that some of the concerns had not been addressed sufficiently and had therefore advised the Plan consultants and the Town Clerk that the parish council were still not happy to accept the amended document as evidence for the Neighbourhood Plan. .

The Clerk agreed to forward the document to all Planning Committee members.

### **b) To consider any matters arising from the minutes**

As no minutes were available, there were no matters arising from the minutes.

478/19

## **To note Wiltshire Council adopted the Wiltshire Housing Site Allocations Plan (The Plan)**

It was noted that no sites had been allocated for Melksham and there had been a slight change in the settlement boundaries; following the Recommendation of Wiltshire Council's Cabinet earlier in the month, this had now been adopted by Wiltshire Council.

**Resolved:** To note.

**479/19      Royal Town Planning Institute (The Planner Latest News) –  
5 March 2020 articles:**

- Calls on Businesses to Design Low Carbon Homes
- Scheme to Protect Great Crested Newts Extended

**Resolved:** To note.

**480/19      Tree Preservation Order**

**Resolved:** To note a Tree Preservation Order had been made (Order 2020/00001/IND) regarding 2 Sweet Chestnut Trees near to entrance Sandridge Park House, Melksham

**481/19      S106 Agreements and Developer meetings: (Standing Item)**

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

The Clerk explained the Public Art Officer from Wiltshire Council was due to retire shortly and was hoping to meet with them and their replacement before they left to talk to all three new developments within the parish.

With regard to Semington Road development (Bellway), as part of its public art, it was due to have some interpretation boards, relating to the old route of the Wilts & Berks canal, however, it would appear it has an archeology consent, therefore the Public Art funding did not have to pay for this as this would come out of a different pot of money from the developers.

The Clerk explained that notification had been received from Taylor Wimpey that Western Way was due to be closed to enable a foul sewer to be installed as part of the Pathfinder Way development, South side 23-30 May and North side 1 June-19 June.

Councillors raised a concern at the impact this would have on traffic, given the town bridge closure and noted that the pipe was due to go across an area of public open space within the town boundary, which would require a temporary closure and it was unclear whether the Town Council had been made aware of these proposals.

Concern was also raised that drivers would use alternative route, such as Lancaster Road, Bowerhill and suggested no waiting restrictions should be imposed whilst the work was undertaken.

The Clerk explained that Taylor Wimpey had also asked if the Council would be happy to be used for a reference for community engagement on a development elsewhere.

The meeting was informed the LEAP in Pathfinder Way was due to be installed May/June.

**Recommendation:** To make the developers aware the town bridge was currently closed and the impact this would have and if these works could be held off until the town bridge works had been completed.

To make the Town Council aware of the proposals to close parts of Western Way and public open space.

To ask Wiltshire Council that temporary no waiting restrictions are imposed along Lancaster Road, Bowerhill, whilst these works are undertaken.

To inform Taylor Wimpey the Parish Council would be happy to be used for a reference regarding public engagement.

**b) To consider any new S106 queries**

There were no new S106 queries.

**c) To note any S106 decisions made under delegated powers**

No decisions had been made under delegated powers.

**d) To note any contact with developers**

The Clerk explained the Council had been approached by two lots of developers since the announcement of the by-pass, who wished to speak about proposals for their sites.

**Resolved:** To arrange a meeting with both developers, bearing in mind the current public health crisis.

The meeting closed at 8.25pm

Chairman.....  
Approved at Full Council  
27 July 2020