

**MINUTES of the Planning Committee of Melksham Without Parish Council held
on Monday 18 May 2020 at 7.00pm**

**(DUE TO THE ON-GOING COVID 19 PUBLIC HEALTH CRISIS THIS MEETING
WAS HELD REMOTELY IN ORDER TO INFORM THE CLERK/OFFICERS TO ACT
UNDER DELEGATED POWERS)**

Present: Councillors Richard Wood (Council & Committee Chair), John Glover (Council Vice Chair), Alan Baines (Committee Vice-Chair); David Pafford and Mary Pile

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

504/19 Apologies

No apologies were received.

It was noted Councillor Chivers had no IT capabilities to join the meeting and no communication had been received from Councillor Coombes.

505/19 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.

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

None.

506/19 Planning Applications

20/02841/FUL: 148 Westhill, Whitley. Retrospective planning permission for alteration to small dormer to the front elevation to increase in width of

approximately 1.2m of cedar cladding to the left of existing window. Applicant Mr S Osborne.

Comment: No objection.

20/02871/FUL: 188 Middle Westlands Farm, Westlands Lane, Whitley. Construction of residential dwelling in the form of a prefabricated lodge for use by immediate family member. Applicant Mr C Dicks

Comment: Whilst having no objection, Members asked that a condition be placed on this application that the dwelling is tied to agricultural worker use only and not to be sold as a separate dwelling in the future.

20/02958/FUL: The Paddocks, 493a Semington Road, Melksham. Single storey flat roof rear extension. Applicant Mr Martin Clayton

Comment: No objection.

20/03190/OUT: Land adjacent to 1 Burnt Cottage, Beanacre Road, Beanacre. Outline application with all matters reserved for erection of one detached dwelling and parking. Applicant Mr Adam Lyus

Comment: No objection.

20/03543/FUL: 27 Beanacre, Beanacre. Detached four bedroom house with detached double garage. Applicant Mr & Mrs N Townsend

Comment: No objection. However, members asked that the porch to this property is in line with the property to the West in order to protect the 'street scene'.

It was also noted there was an error in the application form it that it states the foul sewer will be by mains sewerage. However, there is no mains sewerage system in Beanacre.

20/03806/FUL: 92 Berryfield Park, Berryfield. Single storey side extension. Applicants Mr & Mrs C Dalton

Comment: No objection.

20/03811/FUL: 47 Wellington Square. Side extension above existing garage. Applicant Mr Andrew Stevenson

Comment: Whilst having no objection, Members asked that a condition be placed on any planning permission that this extension is not separated from the host dwelling and sold in the future.

Members observed the proposed extension would be forward of the existing building line of other dwellings in the vicinity and asked that it be set back in order to protect the street scene.

507/19 Neighbourhood Plan

a) To receive update on Neighbourhood Plan & Regulation 14 Consultation

The Clerk provided Members with an update on the Neighbourhood Plan and explained the Regulation 14 consultation would start on 1 June. Over 12,000 leaflets would be distributed to those residents in Melksham and the Melksham Without shortly by Royal Mail. Leaflets would be distributed to various shops and supermarkets.

The Clerk explained given 'lockdown' restrictions were being gradually lifted, possibly towards the end of the consultation period, public meetings could take place or at least hard copies provided in various locations.

The Clerk also explained a paragraph had been added to the plan as a reason for the sustainable transport policy alluding to the recent Government announcement of funding to increase pedestrian/cycleways following the onset of the Covid-19 pandemic.

508/19 S106 Agreements and Developer meetings: (Standing Item)

a) To note update on ongoing and new s106 Agreements

i) Verbal update from Clerk on Planning Application for Berryfield Village Hall

The Clerk explained the planning application for the new Berryfield Village Hall had been submitted and registered with Wiltshire Council prior to the deadline and would be on the next Planning agenda. Building Regulations had also been applied for, with an estimate of £2000 to get through this stage.

The Cost Consultant was currently costing up the project.

b) To consider any new S106 queries

With regard to the planning application for 155 houses on Semington Road (20/01938), the Clerk asked Members, if it was not already included within the council's previous comments, if they wished to add that the developers contribute towards the proposed primary school on Pathfinder Way and local health provision.

Recommendation: To forward a request to Wiltshire Council stating, if they are minded to approve this application that the developers are asked to contribute towards the proposed primary school on Pathfinder Way and local health provision.

c) To note any S106 decisions made under delegated powers

The Clerk stated she had no S106 decisions under delegated powers to report.

d) To note any contact with developers

The Clerk informed the meeting that since the last Planning meeting, no further contact had been received from developers.

The meeting finished at 6.40pm

Chair:.....

Approved at Full Council Meeting held on
27 July 2020