

**MINUTES of the Planning Committee of Melksham Without Parish Council held
on Monday 27 April 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

Also present: Councillor Nick Holder

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

499/19 Apologies

Apologies were received from Councillor Pile who unfortunately could not access the meeting remotely.

Councillor Chivers who had no IT capabilities to join the meeting.

No communication had been received from Councillor Coombes.

Reasons for absence were noted and approved.

500/19 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.

501/19 Planning Applications

20/02479/FUL: 98 Corsham Road, Whitley. Second storey and single storey side extensions together with ancillary alterations – applicants Mr Robinson and Miss King (comments by 1 May 2020)

Comment: No objection.

20/02674/FUL: 3 Lopes Close. Proposed two storey rear extension – applicant Mr Ferris (comments by 5 May 2020)

It was noted that several letters of objection had been received from residents in Lopes Close objecting to this application for a variety of reasons, including the scale of the development, loss of privacy and light and the impact the development would have on a small residential development of 12 properties.

Comment: Members **OBJECTED** to this application for the following reasons:

- Loss of light, particularly to the property and garden of No 4 and garden of No 5 Lopes Close.
- Over development, given the size of the plot.
- Out of keeping with the layout of the small development of 12 dwellings.
- It is proposed, the extension will be built right up to the southern boundary, against an established field hedge, which could result in the hedge being cut back to accommodate this extension or requests for it to be cut back.

Members asked that this application be 'called in' by Wiltshire Councillor Phil Alford for it to be considered at a Planning Committee due to the number of objections from residents in the Close.

20/02697/FUL: 16 Grasmere, Bowerhill. Proposed garage conversion & single storey rear extension into ancillary accommodation – applicant Mrs Briggs (comments by 6 May 2020)

Comment: Whilst assuming this application is for a separate dwelling, Members **OBJECT** to this application due to overdevelopment of the

site. If however, this application is for a 'granny annex' and planning officers are minded to approve this application, Members asked that a condition be placed on any planning permission that this accommodation cannot be used as a separate dwelling in the future.

20/02775/FUL: 47 Locking Close, Bowerhill. Proposed first floor side extension and single storey rear extension.

Comment: No objection.

502/19

Neighbourhood Plan

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

Members noted the minutes of the Neighbourhood Plan meeting of 26 February 2020, which had been circulated prior to the meeting.

b) To consider any matters arising from the minutes

Update provided below from the Clerk.

c) To receive update on progress on the Neighbourhood Plan & Regulation 14 from the Clerk

The Clerk explained the Neighbourhood Plan Steering Group had decided to continue with the Reg 14 consultation during the current public health crisis as planning applications were still being submitted, as this would add some weight when considering applications.

There had been some feedback from Steering Group members that the leaflet needed work, and was not eye catching, and so a quote for design work for a 2 sided leaflet had been sought and agreed for £75. The leaflets were due to be distributed to every household by Royal Mail, hopefully mid/end of May; with the cost to be shared by the two councils at a cost of £62.99 per 1000 copies; in addition to the printing costs. The consultation would be for 6 weeks, possibly extended, given the current public health crisis with a hope that some public drop-in sessions could take place at the beginning of June if allowed, at the tail end of the consultation.

S106 Agreements and Developer meetings: (Standing Item)**a) To note update on ongoing and new s106 Agreements**

The Clerk informed the meeting the application for Berryfield Village Hall was still to be finalised, but was on track to be submitted by the required deadline in May.

Following the meeting with a Wiltshire Council planning officer who was unhappy at the number of car parking spaces proposed, the Clerk explained she was contacting various groups/halls to ascertain how many car parking spaces they had/required to accommodate their various users as evidence for the need for less car parking on the site.

b) To consider any new S106 queries

There were no new S106 queries for consideration.

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 7.41pm

Chair:.....

Approved at Full Council Meeting
held on 27 July 2020