

**MINUTES of the Planning Committee of Melksham Without Parish Council held
on Monday 30 November 2020 at 7.00pm**

**(DUE TO THE ON-GOING COVID 19 PUBLIC HEALTH CRISIS THIS WAS A
VIRTUAL MEETING, WITH MEMBERS OF THE PUBLIC BEING ABLE TO
ACCESS THE MEETING VIA THE PUBLISHED ZOOM INVITATION OR VIA
YOUTUBE**

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

Also Present: Wiltshire Councillor Phil Alford (Melksham Without North) (Part of meeting)

No members of public present

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

199/20 Welcome, Announcements & Housekeeping

The Chair welcomed everyone to the meeting.

200/20 To receive Apologies and approval of reasons given

The Clerk informed the meeting no apologies had been received.

It was noted Councillor Coombes was not present.

201/20 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

The Council have a dispensation lodged with Wiltshire Council dealing with Section 106 agreements relating to planning applications within the parish.

However, there were none for discussion at this meeting.

202/20 Public Participation

Councillor Alford asked if he could speak under public participation to a few items on the agenda.

Premises Licence for Market Place

Councillor Alford explained an application had been received from someone wishing to have a burger van in the Market Place, 7 days a week.

The application had been considered by the Town Council at the end of October, with the Town Council objecting to the application on various grounds.

Unfortunately, the deadline for a response to this application of 25 November had passed. A report had been compiled and was currently with the Licensing Manager.

It was unclear if this application had been widely advertised, as it would appear most people were only now becoming aware of proposals and expressing concerns at the impact a burger van would have, given its prominent position in a recently refurbished Market Place.

Lack of Five Year Land Supply

Councillor Alford explained in order to shore up Wiltshire Council's position, given the lack of a 5 year land supply, consultation on the Local Plan was being brought forward and would be going before Cabinet the following day. Undertaking the review therefore, would strengthen Wiltshire Council's position when refusing planning applications.

Councillor Alford explained he would be talking to Councillor Toby Sturgis, Cabinet Member for Spatial Planning, Development Management & Property regarding the impact of the lack of 5 year land supply and was happy to answer any questions once the Parish Council had had an opportunity to look at the cabinet papers.

The Chair proposed to bring forward these two items for discussion, as Councillor Alford had to leave for another meeting.

203/20 New Premises Licence application: To consider making representation on street trading licence application for the Market Place (Dippy Dollies) following request from Melksham Town Council (NB deadline for comments 25 November)

The Clerk explained she had been contacted by the Leader of the Town Council who sought the Parish Council's support in objecting to this application, given the impact it would have with regards to potential anti social behaviour created by patrons of the burger van.

Recommendation: To write to Wiltshire Council supporting the views of Melksham Town Council and to add the need to support existing takeaways in the town, particularly those in the immediate vicinity of the Market Place who are struggling to survive at this difficult time during a pandemic, as this facility will have an unfair trading advantage against existing takeaways due to lower overhead costs.

203/20 To consider the following Planning Applications:

20/04190/FUL: 5 The Laurels, Beanacre. Change of use from agricultural land to residential to use the land to create an area of natural grassland/re-wilding. Applicant Emma Smith (Revised application)

Comment: Members reiterated their previous comments made on 20 July 2020:

Whilst having **No Objection** to this application, Members asked that no development take place on this site in the future.

Members are aware that areas adjacent to this site are prone to flooding and noted a ditch running across this site to help with 'run off' and sought assurances this ditch would be maintained, therefore, it was agreed to highlight proposals for this site to the Drainage Team at Wiltshire Council.

20/09241/FUL: Frogditch Farm, 225 Lower Woodrow. Conversion of former barn to provide 1 No holiday let. Applicant Mr D Sully

Comment: No Objection.

20/09488/FUL: 9-10 Lysander Road, Bowerhill. Proposed single storey extension and erection of 2.1m security fencing and gate. Applicant Graham Ward

Comment: Whilst having **No Objection** to this application, Members noted within the application form, the applicant had ticked '**Yes**' to the following question:

'Will the proposal increase the flood risk elsewhere'.

Regarding the question 'How will surface water be disposed of' it was noted the applicant had stated via the main sewer.

Members therefore raised a concern regarding drainage of the site and noted a ditch to the rear of the Enterprise Park runs parallel to Westinghouse Way and flowed into the stream running along Swift Way and the adjacent Sports Pavilion/QEII Sport Field and sought assurances this application would not impact drainage in the area and create problems of flooding elsewhere.

It was also noted the applicant had also ticked '**No**' to questions regarding trees.

It was noted vegetation, including trees adjacent to this property and the site of the 'Bowerhill Heritage Turbine' had been removed recently. It was unclear who had undertaken this work and if permission had been sought.

The Parish Council asked this vegetation be replaced with new planting, including trees.

20/09720/FUL: Snarlton Farm, Melksham. Change of use of agricultural building to commercial workshops. Applicants T & J Stainer

Comment: No Objection to this application, as long as it does not affect the adjacent footpath MELW41.

204/20 Revised Plans To comment on any revised plans received within the required timeframe (14 days)

No revised plans had been received.

206/20 Planning Enforcement: To note any planning enforcement queries Raised

The Clerk explained she was aware of a few issues outstanding to chase with Wiltshire Council, however, Councillor Pile had made her aware of an issue in her ward recently.

Councillor Pile informed the meeting she was concerned at works underway at a property in Corsham Road, Whitley which pointed to a new house being built and was unaware of any proposals for a new house on this site and had raised this with the Clerk.

It was agreed the Clerk would chase this up with Planning Enforcement and for the findings to be brought back to a future meeting.

207/20 Planning Policy

a) Lack of 5 Year Land Supply. To note response from Wiltshire Council regarding lack of 5 year land supply (*if received*)

This item was discussed prior to item 5 regarding planning applications.

The Clerk explained unfortunately, she had not had time to write a letter to Wiltshire Council, but would do so and referred to Councillor Alford meeting with Councillor Toby Sturgis the following day.

b) Neighbourhood Plan

i) To note Wiltshire Council have formally accepted submission of the Melksham NHP and dates of their formal Regulation 16 consultation (2 Dec to 3 Feb) for 9 weeks

The Clerk informed the meeting the Neighbourhood Plan had been formally accepted by Wiltshire Council who would be undertaking formal Regulation 16 consultation for an extended period of 9 weeks, due to Covid 19 and the Christmas period, from 2 December to 3 February. Anyone

who had responded to the Regulation 14 consultation would be contacted by Wiltshire Council in due course.

The consultation would be widely shared on social media and a press release issued in both Melksham News (once back in publication, following the recent lockdown) and the Wiltshire Times.

ii) To note minutes of recent Steering Group meetings

The Clerk informed the meeting, due to workload pressures the minutes of recent meetings were still being produced and would be presented altogether at the next meeting.

iii) Update on proposed way forward on a review of the Neighbourhood Plan following Steering Group meeting on 25 November 2020

The Clerk informed Members at the meeting on 25 November, the Steering Group had agreed the 5 main topic areas to cover in the second Neighbourhood Plan:

- Local Green Space Designation
- Housing/Site Allocation
- Town Centre Master Plan
- Implications of the A350 by-pass
- Environmental/Green Issues in light of the Government 10 point plan which came out recently.

Councillor Wood stated now would be a good opportunity if other Members of the Council wished to join the Steering Group.

It had also been agreed at the meeting to review the current Terms of Reference and to advertise for more volunteers to join the group.

The Clerk stated as the Terms of Reference were being reviewed, the Parish Council may wish to look at the percentage of funding both Councils contribute towards the costs of producing a neighbourhood plan.

It was suggested rather than funding being allocated per dwelling in each parish as currently, it could be calculated on the ratio of electors in each parish on a rolling basis.

Recommendation: An item to discuss funding arrangements of the new Neighbourhood Plan be placed on the Full Council agenda of 14 December prior to arranging a

meeting with the Town Council to discuss funding arrangements.

208/20 S106 Agreements and Developer meetings: (*Standing Item*)

a) To note update on ongoing and new S106 Agreements

The Clerk informed the meeting, whilst there were no ongoing and new S106 Agreements to report, the Berryfield Hall Working Group were meeting the following day to appoint an artist for the Berryfield Village Hall art project. In addition, an advert was being placed in the local press which called for "Expressions of Interest" from building contractors interested in tendering for the new village hall.

b) To consider any new S106 queries

There were no new S106 queries.

c) To note any S106 decisions made under delegated powers

There were no S106 decisions under delegated powers to note.

The Clerk suggested for the following item, Members may wish to hold in closed session, given the Parish Council were about to go into negotiations with developers.

Resolved: Due to the confidential nature of the business to be transacted, it was agreed to go into closed session.

d)C To note any contact with developers

The Clerk explained she had been approached by two developers seeking pre app meetings with the Parish Council.

Recommendation: To arrange meetings on the morning of 9 December and to invite Members of the Planning Committee and Ward Members.

Meeting closed at 7.58pm

Signed:
by the Chair, Full Council
25 January 2021