

**MINUTES of the Planning Committee of Melksham Without Parish Council held
on Monday 7 September 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. THIS
MEETING WAS ALSO LIVE STREAMED VIA YOUTUBE)**

Present: Councillors Richard Wood (Council & Committee Chair), John Glover (Vice Chair of Council), Alan Baines, (Committee Vice-Chair), Terry Chivers, Greg Coombes (from 7.10pm), Mary Pile and David Pafford

Also in Attendance: Wiltshire Councillor Phil Alford
Wiltshire Councilor Nick Holder (from 7.11pm)
Adam Withers, JBM Solar

Members of Public Present: 10 Members of public present, including representatives of Lacock Parish Council and Melksham News

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

49/20 Welcome, Announcements & Housekeeping

Councillor Wood welcomed everyone to the meeting and reminded those present that until they indicated or were invited to speak, they would be kept on mute. Councillor Wood also reminded those present the meeting was being live streamed on YouTube.

50/20 To receive Apologies and approval of reasons given

The Clerk noted that Councillor Coombes was not present at this point and no apologies had been received.

51/20 Declarations of Interest

a) To receive Declarations of Interest

Councillor Baines as a resident of Woodrow Road declared an interest in agenda item 10 regarding public consultation by Pegasus, to build 150 dwellings South of Woodrow Road.

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 stated there was an item regarding the East of Melksham Community Centre and other various Section 106 items at the end of the agenda, with long standing dispensations in place.

The Chair, reminded those present item 15B regarding the site allocation in the Neighbourhood Plan would be held in closed session.

52/20 Invited Guests – Adam Withers, JBM Solar Re: Planning Application 20/06840/FUL for solar farm and battery storage facility land north of Melksham Sub Station, Beanacre

Adam Withers, JBM Solar attended the meeting to provide a summary on plans for a solar farm on [20/06840/FUL](#): Land North of Melksham Substation, near Melksham (Wick Farm, Beanacre) (20/06840):

- The plans submitted were sensitive to the local environment and to limit the impact on the local community.
- The plans had been subject to thorough public consultation and various concerns raised addressed within the plans.
- Effective screening will be installed to mitigation against the site.
- The site had been chosen given its proximity to a major JSP, National Grid substation and large electrical infrastructure. Therefore, from an efficiency point of view the location made sense.
- The feasibility of the site had been investigated prior to going out to consultation and it was felt this location was the best site for various reasons, including topography, which provided screening from the site.

Councillor Wood noted that both the Wiltshire Council Archaeologist and Drainage Officer had put in objections to the planning application.

Adam explained that currently both had made holding objections and sought additional information. With regard to archaeology, significant and substantial trench trial surveys were currently underway to ascertain the extent of archaeological remains on the site and further surveys were also being undertaken to make sure building does not take place over anything of national importance.

With regards to drainage, it had been asked that new calculations be done bearing in mind climate change and the impact of a 1:1000 year flooding event would have on the site.

Councillor Glover noted that the Parish Council had discussed potential community gain and sought clarification on whether this was acceptable.

Adam explained he was happy to undertake a feasibility study on appropriate community building sites to install solar panels, bearing in mind orientation, however, if no appropriate building could be identified would be

happy to hold discussions.

Councillor Coombes joined the meeting at 7.10pm.

Councillor Pafford stated at previous meetings it had been suggested strongly that proximity of panels to Westland Lanes and Daniels Wood be investigated and asked if changes had been made to plans to reflect this, as it was not clear on the information provided.

Adam explained that from the initial designs submitted and presented for public consultation, 10-15% of the site, most of which was located near Westlands Lane had been removed. This had been done towards the end of public consultation and revised plans made available on their website for consultation, with the majority of people, happy with the changes proposed.

Councillor Holder arrived at 7.11pm.

Adam explained following consultation, the panels nearest to Daniels Wood had been moved further down the hill, to reduce the visual impact from Beanacre, Westlands Lane and in particular Bowden Hill. Some panels had also been removed from the South/West corner to reduce the impact on Westlands Farm which was a listed building. Additional planting would take place to screen the site and the hedgerow reinforced.

Councillor Wood explained that Harry Ramsey, Pegasus Planning had felt it not appropriate to attend the meeting this evening, regarding their proposals for 150 dwellings South of Woodrow Road and therefore the Councillor Wood moved on to Public Participation.

53/20 Public Participation

Wiltshire Council Phil Alford whilst thanking the applicants of the solar farm on Wicks Farm for being accommodating, was still minded to keep the 'Call in' on this application, given the impact on Westlands Lane and Daniels Wood.

A resident of The Spa attended the meeting to voice their objections to revised plans for [20/04259/FUL](#): Land adjacent to 406C, The Spa. Construction of two bungalows and associated works.

Whilst voicing their previous objections to this application, they raised a concern at the impact this application would have on adjacent trees, given their height if damaged during construction. They also commented they felt the proposed bungalows would be in shade 80% of the time, given the proximity of the trees.

Wiltshire Councillor Nick Holder explained he was happy to still keep the 'call in' on this application, if the parish council wished and had undertaken various discussions with both the planning officer and neighbours regarding this application.

Members of Lacock Parish Council attended the meeting and thanked the Parish Council for the opportunity to attend and listen to the debate regarding Wick Farm solar farm and stated they were keen to hear discussions regarding proposals to build 150 houses on Woodrow Road, as vehicles from this site wishing to access the A350 would do so via Lacock and explained both applications would be considered at a meeting the following week.

A resident of Woodrow Road explained they had attended the meeting as they understood a representative from Pegasus would be in attendance to discuss the proposed application and expressed disappointment this was not the case.

The Clerk explained as Pegasus had only met with the Parish Council the previous week to discuss their proposals they had felt it was not appropriate to attend the meeting, however, feedback from this meeting would be provided to members later in the meeting and would also this committee would be providing a response to the public consultation.

54/20 Correspondence and Background Information to note

a) Toast Office, Top Lane, Whitely

- i) To note Correspondence from Simon Day advising Wiltshire Council have refused an application for this to be registered as a community asset**

Members noted Wiltshire Council had refused to registered the Toast Office as a Community Asset.

- ii) To note correspondence from Whitley Hub in response to this decision and their letter to Michelle Donelan MP**

Correspondence had been received from Whitley Hub asking if the Parish Council would revisit their decision not to support the Hub in applying for the Toast Office to be listed as a community asset by Wiltshire Council.

Councillor Chivers sought an indication when a pop-up Post Office would be provided in Whitley as promised by the Parish Council.

The Clerk informed Councillor Chivers the Parish Council did not promise a pop-up Post Office, but an offer had been made for a shop elsewhere in Whitley, also someone had expressed an interest in possibly having a mobile Post Office in Whitley. Also the Parish Council had responded to the consultation by the Post Office on the closure of Shaw Post Office stating the Parish Council were interested in discussing the possibility of a pop-up/mobile Post Office to cover various locations within the parish. Several Members agreed this reflected accurately what was said at a previous meeting.

Councillor Wood stated he had been impressed with the energy of the Hub in pursuing the possibility of taking over the Toast Office and stated if their pursuits progressed that the Parish Council might be able to assisted in some way.

It was agreed to chase up the possibility of a mobile Post Office within the parish.

Resolved: Members noted the above correspondence.

b) To note correspondence from Steven Woodman, Whitehorse Federation Re: Proposals for 9 dwellings, First Lane by Ashford Homes and offer of land for potential Shaw School Car Park

Members noted correspondence received from Steven Woodman, Whitehorse Federation regarding the offer of Ashford Homes to provide an area of land on their site in First Lane as a potential car park for Shaw School.

Mr Woodman stated within his correspondence, 'any flood mitigation work that prevented/alleviated the current flooding incidents was a priority'. Regarding the potential car park, stated 'whilst this may support the school during busy pick up and collection time and also be of benefit to the wider community, the Federation would not prioritize funding or wish to take ownership and be responsible for the upkeep and future maintenance of the car park.'

The Clerk informed the meeting that Shaw School had objected to proposals for 9 dwellings on First Lane given the concerns that this proposal could worsen current flooding issues.

The Clerk explained that the Principal Drainage Engineer was unable to attend a site meeting with representatives from the local flood warden group, the school and Whitehorse Federation to discuss flood mitigation on the site and proposals for a possible car park opposite the school and agreed to investigate arranging another meeting.

c) To note Renewable Energy Policies from Wiltshire Core Strategy and draft Melksham Neighbourhood Plan regarding planning applications [20/06780/VAR](#) & [20/06840/FUL](#)

Members noted the renewable energy policies from Wiltshire Council's Core Strategy and the emerging Melksham's Neighbourhood Plan both of which supported renewable energy.

d) To note background information and context for East of Melksham community centre regarding planning application [20/06075/REM](#)

The Clerk explained she had spoken to the Planning Officer earlier in the

day regarding this application, who had clarified the time trigger for the developer to put in an application for a hall was 6 months after being on site and only applied if they were to build it. However, if the Council or their nominee were to do it, funding for the hall did not come in until occupation of the 300th dwelling and as the hall would be built by a Council, there was more time.

e) To receive notes of pre-application meeting with Pegasus re South of Woodrow proposal

The Clerk explained in line with the Council's Pre Planning Application Policy, representatives of the Parish Council had met with Pegasus on 2 September to discuss proposals.

Unfortunately, due to time constraints the Clerk had been unable to provide notes of the meeting, but would give a verbal update, which would be included within the minutes as feedback from the meeting.

Present at the meeting were Harry Ramsey, Pegasus Planning; Sarah Hamilton-Ford, Senior Director, Pegasus Planning; Gareth Lambert-Jones, PFA consultants who were providing the Transport Plan.

Present from the Parish Council were Councillors Wood as Chair of Planning, Baines, as Vice Chair of Planning; Paul Carter, Councillor Pafford and the Clerk. From Melksham Town Council were Councillor Adrienne Westbrook, Chair of Planning and David McKnight, Economic Development Manager.

The Clerk explained Pegasus were hoping to progress four sites through Wiltshire's Local Plan currently being reviewed and being aware of Wiltshire's current lack of 5 year land supply was bringing two sites forward now, including the one on Woodrow Road.

Public consultation was underway (and would last until 2 October) prior to submitting plans. As part of the public consultation, a leaflet drop had taken place in the vicinity, undertaken by Royal Mail and a notice placed in Melksham News.

It had been raised at the meeting that several residents of Savernake Avenue, who backed on to this site had not received a leaflet drop, Pegasus had agreed to leaflet drop those missed and had extended the consultation period.

The plans were to develop a 6.2 hectare site South of Woodrow Road, the layout of which was still indicative at this stage. At the meeting the pedestrian and vehicular access, flood plain and high voltage cables running across the site were looked at.

At the meeting Councillor Westbrook had expressed a wish that the Town Council were involved in this application.

Gareth Lambert discussed traffic management, routes in and out of the site, in particular traffic using Forest Road and New Road, at which point it was asked if Lacock Parish Council had been consulted and they clarified they would be consulted.

PFA were currently looking at a scoping document for Wiltshire Council.

Traffic Surveys were not taking place at present due to Covid, however, other options were being looked at, including the Saturn traffic model, which is constantly updated, which would be PFA's preferred option.

PFA were also looking at the 2011 Journey to Work data.

Other routes were discussed, including those into town. Councillor Westbrook stated the Town Council were concerned at traffic negotiating the narrow part of Forest Road then the double roundabout outside Rivermead School and children walking to school, as well as there being no capacity at local doctors surgeries.

Other concerns raised by Councillors:

- Impact the extra traffic would have on New Road, which is single track and the accuracy of some of the modelling undertaken was queried.
- The site is on National Cycle Route 403.
- The nearest shop was not within easy walking distance.
- The carriageway was less than 5m in places, particularly going towards town.
- The latest Metro Count showed an average speed (85th percentile) of 38.3 mph in a 30mph zone.
- The only footway is to the North of Woodrow Road on the opposite side of the development.
- Footways adjacent to site are extremely narrow and in places there is no footway at all.
- The blind corner on Woodrow Road, next to the proposed pedestrian access. PFA stated they were looking a measures to mitigate this.
- The opinion of the Parish Council was this site was very difficult for pedestrian and vehicles.

- As the bus service does a circular route of Savernake Avenue, it was asked if a pedestrian link into Savernake Avenue from this site could be provided to enable residents to access bus services, as well as allow for community connectivity.
- The Parish Council felt the development was starting at the wrong end and should be from Sandridge Road.
- Impact the development will have on proposals for a potential Eastern bypass.
- Was there a request for bungalows on this site?
- Impact of the large overhead pylons. It was stated properties would be orientated so as not to face them.
- Aware of boundary issue, with several residents of Savernake Avenue, backing on to this site raising concerns.
- Where will children from this development go to school, particularly primary school via a safe walking route.
- Not accessible to town and schools.
- Impact on traffic using Church Lane. Aware three houses have been hit recently whilst travelling down Church Lane.
- Provision of Buffer/dog walking area between Woodrow Road and the development.
- A request was made that any vehicular access onto Woodrow Road is stopped up, if an alternative route onto the site becomes available at a later date.
- The nearest secondary school (Melksham Oak) was over two miles from this site via the road network.

If this application were to be approved, the Parish Council at the meeting asked for the following:

- Circular pedestrian routes around the site.
- The Parish Council take over management of any proposed LEAPs and equipment be installed for teenagers.
- The Parish Council to enter into negotiations over the possibility of taking over management and ownership of any proposed LEAPs (Local Equipped Area of Play) and equipment be installed for teenagers.

- The provision of benches and bins where there are circular pedestrian routes and public open space.
- Shared spaces which are easily identifiable.
- Connectivity with existing housing development.
- The Parish Council are involved in public art discussions.

Discussions had taking place on community gain and the Town Council had raised the possibility the developer could contribute towards Forest Community Centre.

Two members of public joined the meeting at this point hoping to listen to this debate, therefore standing orders were suspended to allow them to speak to this item.

They apologised for joining late, as they understood the meeting was taking place elsewhere and asked how they would access the information raised in the meeting.

It was explained the minutes of the meeting, which would include feedback of the meeting held with Pegasus, would be available on the Parish Council's website after the Full Council meeting on 21 September, once they had been approved. A recording of the meeting would also be available on YouTube until 22 September once the minutes had been approved on 21 September.

55/20 To consider the following Planning Applications:

20/06840/FUL: Land North of Melksham Substation, near Melksham. Construction of a solar farm and battery storage facility together with all associated works, equipment and necessary infrastructure. Applicant Pegasus Group

Members raised the following:

- Where are the battery storage facilities located on the site?
- The visual impact this application would have on the local area, particularly from Westlands Lane.
- Impact on flooding, which currently occurs on a regular basis in Westlands Lane, particularly by the railway bridge.

- Impact on local wildlife.
- Impact on the archaeology of the site, such as the Roman road.
- The impact on the highway, particularly Westlands Lane during construction. In the Design & Access Statement it stated 699 deliveries would be made during the construction period.

Members stated quite strongly that any deliveries should be via Corsham Road and should not arrive all at once and asked that these concerns be addressed through a transport plan, along with how the highway would be cleaned after deliveries.

It was noted there was a weight limit on Westlands Lane and it was clarified there was a 7.5 tonne weight limit from the bridge to the A350 junction.

- The impact on drainage. The panels will restrict the absorption of rainfall by the land, creating greater run-off. There needs to be more attenuation at the Southern end to cope with this possibility to protect Westlands Lane, which already floods.
- The current culvert into Westlands Lane, even with attenuation would not be able to carry the amount of water generated from heavy rainfall.
- Westlands Lane does not have mains drainage, therefore any run-off could overflow into sewerage systems creating further problems

Adam Withers explained battery storage would be in several different locations around the site, having been chosen for various reasons, given the constraints of the site and having to be evenly spaced due to the amount of cabling involved.

Regarding flooding issues, Adam explained a long swale and scrape system had been included within the design and it was felt this was a betterment enhancement to contain water and should improve the situation currently experienced and was confident that drainage proposals for the site would address the concerns of Drainage Engineer.

Adam explained whilst there would be an increase in run off this was considered minimal. Mitigation should improve run off and be an improvement from the previously farmed land.

Adam explained there would be a secondary access for construction off Westlands Lane, with main deliveries being via Folly Lane. Deliveries would be managed effectively from here, prior to deliveries being directed to Westlands Lane via Corsham Road.

Councillor Pile proposed No Objection to this application, subject to the removal of all panels from Westlands Lane end, which was seconded by Councillor Coombes.

As only two Members voted for this proposal, the motion fell, therefore, Councillor Pafford proposed, which was seconded by Councillor Wood that the Parish Council have No Objection to this application subject to the concerns of the Principal Drainage Officer and Wiltshire Council Archaeologist being met and that a transport plan is undertaken and in order to mitigate the impact of the site, a number of panels close to Westlands Lane be removed.

Councillor Pile asked that her vote against this proposal be recorded.

Comment: No Objection to this application subject to the concerns of the Principal Drainage Officer and Wiltshire Council Archaeologist being met.

To mitigate against the impact of the site, a number of panels close to Westlands Lane be removed and a comprehensive transport plan be undertaken to alleviate concerns with regard to the impact on the local highway, particularly Westlands Lane.

20/04259/FUL:

Land adjacent to 406C, The Spa. Construction of two bungalows and associated works. Applicant Amy Hallett (Revised Plans)

Comment: Members reiterated their previous **OBJECTIONS** to this application ie:

- Safety concerns. Due to the angle of the exits/entrances any vehicles will have to exit the site

across a shared cycleway/footway in potentially a reverse gear.

- The shared cycleway/footway is regularly used by pupils attending Melksham Oak School.
- Over development of the site. Four dwellings are proposed on a site previously occupied by one bungalow.
- This proposal offers no outdoor amenity space for any future occupiers. The Parish Council would like to make reference to the Planning Inspector's comments following refusal of planning application 17/04649FUL: 489A Semington Road (for 4 terraced houses), where the lack of garden and outdoor amenity space was cited for refusal, with the Inspector stating that the application would fail to provide an acceptable standard of outdoor provision for future occupants. The Parish Council therefore, seek a consistent approach to applications in the parish.

Members also wished to add the following comments:

- The impact on trees. This application would be detrimental to the health of substantial trees in the area, which are in the vicinity of a number of listed buildings.
- Out of keeping with the historical and heritage setting of The Spa and the open feel of the area.

Councillor Nick Holder based on the comments raised agreed to continue his 'call in' of this application; which would mean that the application would be determined by a Planning Committee of elected Wiltshire Councillors and not the delegated decision of the Planning Officer.

20/06780/VAR:

Land at Snarlton Farm, Praters Lane Bridleway. Variation of condition 3 of planning permission 19/02437/FUL granting temporary permission for 31 years (instead of 20 years) pursuant to the development of a 50MW battery storage system and associated infrastructure. Applicant Immersa Ltd

Comment: No Objection, as long as the adjacent solar farm supplies the power for these batteries and community benefit continues for the same time span.

20/06075/REM:

Land East of Spa Road. Application for Reserved Matters Approval for a community hall facility, situated

within the 'Community Hall Land' as specified in planning reference 14/10461/OUT. Applicant Joseph Ingham **(Within Melksham Town Boundary)**

Given the small size of the hall and the unsuitable location, it was agreed to support the objections raised by Melksham Town Council and to urge the developer to transfer funding to the councils to enable the construction of a hall of an adequate size and in suitable location.

Following discussion, it was agreed to place an item regarding funding of a community centre be placed on the Full Council agenda of 21 September for discussion.

Comment: To support the **OBJECTIONS** made by Melksham Town Council's Planning Committee:

- The access to the site directly off a roundabout is unacceptable.
- The hall proposed is not fit for purpose (it is insufficient in the terms of size for a community centre) ***(Melksham Without Members wished to add the hall is not an adequate size for the number of proposed dwellings ie 450 and are aware of another hall being built in Berryfield on a larger scale for a development of only 150 dwellings also funded by S106 of £500,000)***
- The application makes poor use of the land available.
- The proposal is contrary to Policy 15 of the emerging Neighbourhood Plan (Community Facilities)
- No pre-application consultation has taken place.

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

It was noted Councillor Glover had left the meeting briefly during this item.

Comment: Members reiterated their previous comments ie whilst having no objection to this application, ask that the proposed dwelling be moved back 2m on the plot to align with neighbouring properties in order to protect the street scene.

Members also raised a concern at the flood risk in the

vicinity and were aware of adjacent properties with a shared Klargestar that had to be pumped out as recently as February 2020. The Parish Council and Drainage team are also aware of gardens and possibly internal properties along this stretch of road that have flooded in the past.

20/04234/FUL: Whitley Brow, 178 Top Lane, Whitley. Erection of one detached dwelling to rear of No 178 Top Lane, Whitley. Applicant Mrs Stainer

Comment: No objection.

56/20 Revised Plans. To comment on any revised plans received within the required timeframe (14 days)

The Clerk informed the meeting that no revised plans had been received.

57/20 To consider response to public consultation by Pegasus on proposal for 150 dwellings

Members objected to this application on the following grounds:

Highway Issues

- The impact the extra traffic, wishing to access the A350/M4 will have on local roads, such as Woodrow Road, which has a blind bend next to the proposed pedestrian access, Forest Lane (with S bends), Bewley Common, the National Trust village of Lacock via the medieval single lane bridge (that regularly floods and is unpassable).

A large amount of traffic is already using this unsuitable route from the East of Melksham development (circa 800 new houses + 450 new homes currently under construction), via New Road, which is single track.

- Impact of extra traffic on Church Lane, Forest Road, which has its own limitations and traffic calming.
- The carriageway is less than 5m in places, particularly going towards town.
- The impact this development will have on proposals for a potential Eastern bypass.
- The only footway is to the North of Woodrow Road, on the opposite side of the development and is extremely narrow in areas with no footway at all in places.
- Some form of crossing will be required to allow residents to access the

only footpath on the opposite side of the road.

- There is no kerb on the Eastern side of Woodrow Road to the North and the narrowing of the road means vehicles are likely to overrun the verges (as they do on occasion already).
- There is a large equestrian use of Woodrow Road from the many stables in the area and the increased traffic will impact on the safety of both the horses and riders. There are many children/learners led by rein on the surrounding roads as well as more experienced riders.
- Woodrow Road is part of the National Cycle Route 403, which cyclists are encouraged to use and will be more at risk by increased traffic.
- Woodrow Road is acknowledged to have speeding traffic, it has three sites eligible for Speed Indicator Devices (SIDs) and Community Speed Watch. A metro count, undertaken in 2010 recorded 85% of traffic travelling at 38.3mph or below in a (30mph zone).

Speeding traffic is the major concern for the points raised above regarding pedestrians, cyclists and horse riders.

- The impact construction traffic will have on safety, given the highway concerns raised above.
- It was asked that the vehicular access onto Woodrow Road be 'stopped up', if an alternative route onto the site becomes available at a later date.
- Savernake Avenue which was built in 1960s did not have an access onto Woodrow Road, only pedestrian, as at the time it was felt additional traffic could not be accommodated on the highway.

Education

- Where will children from this development go to school, particularly primary school that is via a safe walking route.
- The nearest secondary school (Melksham Oak) was over two miles from this site via the road network.
- Melksham Oak's current capacity is 1260 and with the proposed extension the capacity will increase to 1500, but even with the extension the planned and committed development in Melksham area means the school will be oversubscribed by 2023.

Other Matters

- The site has not been put forward via the emerging Neighbourhood Plan or the Core Strategy.

- The site is outside the settlement boundary.
- The development is starting at wrong end and should begin at Sandridge Road.
- Not easily accessible to town.
- Poor transport links.
- Poor access to social facilities.
- Lack of access to public transport serving this area.
- Lack of access to facilities, such as shops.
- What proposals are there to support health facilities within the town.

The Parish Council asked for the following to be considered, if this application were to be approved:

- Circular pedestrian routes around the site.
- The Parish Council would like discussions on taking over management of any proposed LEAP/s and would like to see equipment installed for teenagers within the development.
- The provision of benches and bins where there are circular pedestrian routes.
- Shared spaces which are easily identifiable.
- Connectivity with existing housing development.
- That the Parish Council are involved in public art discussions.
- Provision of Buffer/dog walking area between Woodrow Road and the development to create an open park feel.
- The provision of primary education.
- If Melksham Oak is at capacity to look at the provision of land Pegasus have interest in or a financial contribution towards a new secondary school for Melksham.
- Contribution towards a village hall.

The Clerk asked if this application were to be approved what community gain Members would like to see on the site, after discussion, it was:

Resolved: To arrange a meeting with the developers and in line with Pre Planning Application protocol invite representatives of Melksham Town Council to discuss community benefit.

58/20 Planning Decisions

20/02092/FUL: The Old Peacock Pub, Peacock House, 125 Beanacre Road. Shipping container for storage of tools, fork lift and other materials (retrospective) and raising of fence level. **REFUSE**

20/04037/FUL: 17 Blenheim Park, Bowerhill. Demolition of existing garage to side and replace with new dwelling. **Approve with Conditions.** (*Was determined by the Western Area Planning Committee*)

Members noted the above decisions made by Wiltshire Council.

59/20 To note Licensing Application for 41 Lysander Road in Bowerhill

The Clerk explained that unfortunately, Wiltshire Council had sent the consultation on this application to the Town Council in error and the deadline date for comments had passed.

However, the Clerk had discussed this application with both the Chair and Wiltshire Council Nick Holder and it was felt as the application was to enhance home deliver services in response to Covid, there were no reasons to object to this application.

60/20 Planning Policy

a) Planning Consultation (running for 12 weeks from 6th August)

i) Planning for the Future – White Paper August 2020 and Changes to the current Planning System

The Clerk explained there was a lot of information within the document and suggested Members defer this item to a future meeting to allow time to look through the document. She was also aware other professional bodies were looking at the document and commenting and it would be worth waiting to see what they had to say; particularly as NALC had issued advice on this earlier in the day.

It was noted that a recommendation was being made that the affordable housing threshold be increased from 10 to 40 and Community Infrastructure Levy (CIL) payments not be forwarded on to lower tier councils, such as town and parish councils.

Resolved: To place this item on a future agenda for discussion, including the various responses from other professional bodies.

ii) To note correspondence from local resident and response from Michelle Donelan regarding Planning for the Future

Members noted copies of correspondence from a local resident on proposals within the Planning for the Future document and Michelle Donelan MP's response to their comments.

Resolved: To note.

iii) To consider a response to the consultations

It was agreed to defer this item to a future meeting.

b) To note Wiltshire Council planning update re publication of

Statement of Community Involvement and updated Local Development Scheme

Members noted Wiltshire's Local Plan had been delayed due to the impact of Covid 19.

Consultations on various documents due to Covid would now take place later in the year. The review of the Wiltshire Core Strategy, known as the Local Plan Review and a separate Gypsies and Travellers Plan will now have consultations starting at the end of the year rather than Summer 2020 as planned.

c) To note "Probity in Planning for councillors and officers) publication by the Local Government Association and the Planning Advisory Service

The Clerk had circulated this document to remind Members of protocols when discussing planning applications with constituents; it particularly dealt with predetermination and predisposal.

61/20 S106 Agreements and Developer meetings: (Standing Item)

a) To note update on ongoing and new S106 Agreements

i) To note timescale of play area handovers at Semington Road and Pathfinder Way developments

The Clerk stated that the play area for Pathfinder Place was due to be installed the week commencing 28 September and hopefully completed week commencing 19 October.

There would be an item on the Full Council agenda of 21 September regarding quotes for RoSPA checks, prior to the play area being handed over to the Parish Council.

Regarding the Semington Road application, the developers were hoping the play area would be installed in November.

It was asked when the crossings, bus stops and shelters would be installed. The Clerk stated she would have to look up the triggers in the 106 agreement.

It was raised when the art installation would be installed on Sandridge Road and the Clerk agreed to chase this up.

ii) To note update on public art project for Pathfinder Way

Taylor Wimpey, developers of the site were currently having discussions with the Highway Officer, Wiltshire Council regarding Section 96 agreements about installing the large art 'gateway'

panel. They were currently making the artist designed legs for the Information Board re: the officers the roads in the new development are named after and discussions needed to take place as it was down to the Council to design the artwork and produce the A1 information board to fit within.

iii) To note new date for meeting on public art project for Bowood View

The Clerk explained a meeting was due to take place on 10 September with Diana Hatton. However, for various reasons, Diana had asked if this could be delayed until week commencing 5 October.

It suggested this meeting take place on Thursday, 8 October at 10.00am.

b) To consider any new S106 queries

There were no new S106 queries.

c) To note any S106 decisions made under delegated powers

The Clerk had made no decisions under delegated powers.

d) To note any contact with developers

i) To note response of Melksham Neighbourhood Plan steering group (18 August) re future contact with developers (arising Min. 47/20d)

The Clerk explained at previous meetings it had been noted that various developers had been in touch wishing to meet the Parish Council to discuss proposals for their sites.

At a recent Neighbourhood Plan Steering Group meeting the question of meeting developers who had asked to meet had been raised and it has been agreed any felt to do with the Local Plan Review were too early to talk to. Therefore, the joint response from both the Neighbourhood Plan Group, the Town Council and Parish, if approached by developers was to state discussions could not take place, until sometime in the future until the the Local Plan Review was and the review of the Melksham Neighbourhood Plan.

ii) To note use of the Pre-Application Community Engagement Protocol from the draft Neighbourhood Plan

The Clerk stated after being approached by Pegasus who were

currently undertaking public consultation on proposals for a development South of Woodrow Road, she had forwarded the Neighbourhood Plan Pre Application policy, which had superseded the Council's own policy as the draft Plan had now been approved and consulted on.

Resolved: That the Neighbourhood Plan Pre Application Engagement Protocol (Appendix 1 of the Plan) be used in future if approached by developers.

62/20 Neighbourhood Plan

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

The Clerk explained in the recent issue of Melksham News an update had been provided on how many people responded to the consultation.

Wiltshire Council had congratulated the Steering Group on how they undertook the consultation during Covid and Locality were looking to do an article on how Melksham had carried out their consultation.

The Clerk explained she had been approached by Melksham News as to why the Parish Council had not written to their MP, as several other local councils had, supporting Malmesbury in their quest regarding their concerns in protecting land supply, given a recent change in Government legislation which meant if there was a Neighbourhood Plan with a site allocation, you were only protected down to a 3 year land supply of the local authority for the first two years of the life span of the Neighbourhood Plan and not the whole timescale of the Plan.

The Neighbourhood Plan agreed to support Malmesbury and sought a steer from Members if they wished to support the Neighbourhood Plan Group and also write to Michelle Donelan MP supporting Malmesbury in their quest.

Recommendation: To write to Michelle Donelan MP supporting Malmesbury Town Council in their endeavours and that legislation be changed protecting Neighbourhood Plan areas from a lack of housing supply and request the Melksham Neighbourhood Plan Group undertake a review of Melksham's Plan once adopted every two years.

b) To receive update on site allocation (*in closed session*)

Due to the commercial sensitivity of this item, this was held in closed session.

The Clerk explained with regard to the site allocation within the Neighbourhood Plan there was a group assigned, which included Councillor Baines, Wiltshire Councillor Alford and herself to talk to the

site owners about potential community gains and discuss any questions raised about the site allocation as part of the Neighbourhood Plan consultation.

Meeting closed at 9.35pm

Signed:
By the Chair at the Full Council
meeting held on 21 September 2020