

**MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 1 November 2021 at 1 Swift Way, Westinghouse Way, Bowerhill, Melksham, SN12 6QX at 7.15pm**

**THE PUBLIC WERE WELCOME TO ATTEND THE FACE-TO-FACE MEETING, BUT WERE ENCOURAGED TO PARTICIPATE VIA ZOOM, DUE TO LIMITED SPACE AVAILABLE IN THE COUNCIL'S MEETING SPACE TO COMPLY WITH THE COUNCIL'S RISK ASSESSMENT RELATING TO COVID.**

**Present:** Councillors Richard Wood (Committee Chair), John Glover (Chair of Council), David Pafford (Vice Chair of Council), Alan Baines (Committee Vice-Chair) and Mark Harris

**Officers:** Teresa Strange, Clerk and Lorraine McRandle, Parish Officer

**291/21 Welcome, Announcements & Housekeeping**

Councillor Wood welcomed everyone to the meeting.

**292/21 To receive Apologies and approval of reasons given**

Apologies for absence were received from Councillor Terry Chivers who was attending the Shaw Village Hall Management Committee AGM as the Council's representative and Councillor Pile for health reasons.

**Resolved:** To note and accept the reasons for absence of Councillors Chivers and Pile.

**293/21 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.**

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

**294/21 To consider holding items in Closed Session due to confidential nature** *Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of business, where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.*

The Clerk explained the meeting may have to go into closed session when discussing Section 106 agreements as detailed legal proceedings.

**Resolved:** To hold items relating to Section 106 agreements in closed session, if necessary due to legal proceedings and contractual arrangements.

**295/21 Public Participation**

No members of public present.

**296/21 To consider the following Planning Applications:**

**[PL/2021/09512](#):** 15 Valentia Court, Bowerhill. Erection of conservatory with guardian roof to the rear.

**Comments:** No Objection.

**[PL/2021/09742](#):** 404B The Spa, Bowerhill. Front & Rear Extensions. Applicant Ben Hellyer

**Comments:** No Objection.

**[PL/2021/09590](#):** 193 Westlands Lane. Conversion of garage to form separate dwelling. Applicant John Coppin

**Comments:** No Objection.

**[PL/2021/09201](#):** Mavern House, Corsham Road, Shaw. Variation of condition 6 to application W/12/01311/FUL 'Proposed single storey extension to the existing dementia specialist care unit, single storey conservatory extension and installation of solar and PV panel'.

The Clerk informed the meeting this application had been withdrawn by the applicant.

**297/21 Revised Plans** To comment on any revised plans received within the required timeframe (14 days).

No revised plans were received.

**298/21 Planning Decisions.**

- a) First Lane, Whitley (PL/2021/06922). Application for 4 dwellings. To note this application has been refused by the Planning Officer, Wiltshire Council**

Members noted this application had been refused by Wiltshire Council for various planning reasons and were pleased to see the Melksham Neighbourhood Plan policies quoted in several places.

**299/21 Planning Enforcement:**

- a) To note any new planning enforcement queries raised**

The Clerk explained there were no new enforcement issues to report.

Councillor Baines asked if a response had been received regarding the 'shipping' container at the former Peacocks Pub in Beanacre. The legalities of land to the rear of Locking Close, Bowerhill were also sought from Councillor Harris. No response had been received.

**Resolved:** To chase these up with Wiltshire Council.

**300/21 Planning Policy**

- a) WALPA (Wiltshire Area Local Planning Alliance) Update**

The Clerk explained that it had been agreed that representatives from WALPA and Wiltshire Council's Strategic Planning Team would meet on a quarterly basis; with the invitation now widened to include all Neighbourhood Plan groups in Wiltshire. The next meeting was due shortly and would discuss a variety of topics relating to neighbourhood plans and asked Members if there were any other issues they felt needed to be raised at the next meeting.

Members felt the list provided covered a wide variety of issues relating to neighbourhood plans and had nothing further to add.

The Clerk informed the meeting she was signed up to the CPRE Neighbourhood Planning Webinar on Tuesday, 9 November and that Members could also sign up if they wished.

- b) Neighbourhood Planning**

- i) To note minutes of Steering Group meeting of 29 September 2021 and 27 October 2021**

Members noted the minutes of the Steering Group meeting held on 29 September.

The Clerk explained whilst the minutes of 27 October meeting had been produced, these were awaiting proof reading by the Town Council and would be circulated in due course.

**c) Wiltshire Council Briefing Note 21-21: Renewable Energy. To note**

Members noted the information contained within Briefing Note 21-21 relating to renewable energy.

The Clerk explained a map showing the various solar farm sites locally would be put up in the meeting room in due course.

**301/21 S106 Agreements and Developer meetings: (Standing Item)**

**a) To note update on ongoing and new S106 Agreements**

**Pathfinder Place Public Art**

The Clerk explained that local community artist, Marilyn Trew, had now produced the artwork for the Street Naming information board to be installed at the Public Open Space in Pathfinder Place and was seeking approval of the artwork.

With regard to the depiction of parachutists descending from a glider to depict Pathfinder, Councillor Harris felt this depiction related to the Army parachute soldiers of an airborne division and not the RAF Pathfinder, which were a force selected for their bomb-aiming skills using various aircraft types, including a mosquito, which he felt was appropriate to depict in black and had images he could forward to the Clerk to pass on to Marilyn.

Councillor Pafford noted Sir Cyril Newall was referred to as Marshall to the RAF and should be Marshall of the Royal Air Force, the same as Arthur William Tedder.

**Resolved:** To approve the map and artwork with the suggested amendments above.

**I)C Update from Section 106 Officer, Wiltshire Council on numerous queries raised**

This item was held in closed session.

The Clerk explained she had spoken to both the Section 106 Officer and Highways Officer for Section 106s on various Section 106s issues in the Parish.

## **Pathfinder Place**

The Clerk explained she had witnessed children trying to use the new crossing on the A365 adjacent to Pathfinder Place who were unsure what to do as the lights were still not working and was concerned for people's safety, particularly now the nights were drawing in, as the clocks had changed at the weekend.

Therefore, she had contacted the Highways Officer responsible for Section 106s to escalate as she had received no response to date from Taylor Wimpey. Whilst it had been acknowledged there were delays due to Covid and electricity supplies, enough time had passed that this issue should have been resolved by now; and Wiltshire Council were actively following this up.

The Clerk explained she had also discussed the fact the play area had yet to be handed over and children were currently using it, therefore it was unclear who was currently taking responsibility for it and its maintenance.

Councillor Pafford asked if the actions from the RoSPA inspection had been completed. The Clerk explained another RoSPA inspection had taken place since then and confirmed the actions on the original RoSPA report had not been completed as yet.

Councillor Glover understood there was to be a pedestrian crossing on the South Western edge of the site near the play park over the A365, however there did not appear to be any progress on this. Several Members noted this would be the preferred route for children going to Melksham Oak School and expressed safety concerns.

Councillor Glover also asked if there was an update regarding the proposed footpath to the rear of Melksham Oak School.

**Recommendation:** The Clerk agreed to investigate both these issues.

## **Bowood View**

Correspondence had been received from the Section 106 Officer at Wiltshire Council stating they had raised the invoice for the remaining 75% of the Berryfield Village Hall contribution (£425,997.78) and that surfacing work would be completed shortly. The whole site was about 12 weeks behind schedule due to covid and material shortages. It was noted the £425,997.78 was the expected £375,000 plus an additional circa £51,000 for the index linking.

The Clerk expressed frustration that some road surfacing work had taken place, despite making Bellway aware on several occasions that contractors were due on site to start work on the village hall and therefore

to delay surfacing until after the necessary services connections had been completed.

The Clerk explained the Land Transfer had been completed the previous week and Riggs would be providing a new start date in due course.

Bellway had also confirmed that the play area was expected to be completed and operational by the end of November.

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

None.

**c) C To note any contact with developers**

Held in Closed Session.

The Clerk informed the meeting she had attended a CAWS meeting recently at which landowners had provided an update on their plans for their site on Corsham Road, which was a housing allocation in the Joint Melksham Neighbourhood Plan (NHP#1) and sought a steer from Members whether they should also meet the Parish Council or Neighbourhood Plan Steering Group.

**Resolved:** The landowners of the site in Corsham Road, allocated in the Joint Melksham Neighbourhood Plan be invited to present their proposals for their site to the Parish Council before Christmas.

Meeting closed 7.40pm

Signed .....  
Chair, Full Council, 15 November 2021