

**MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 11 October 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), David Pafford (Vice Chair of Council) Alan Baines (Committee Vice-Chair), Mark Harris & Mary Pile

**Officers:** Lorraine McRandle, Parish Officer and Marianne Rossi, Finance & Amenities Officer

**262/21 Welcome, Announcements & Housekeeping**

Councillor Wood welcomed everyone to the meeting.

**263/21 To receive Apologies and approval of reasons given**

Apologies for absence were received from Councillor Glover who was feeling unwell. The Clerk was also feeling unwell.

**Post Meeting:** Councillor Chivers had provided tentative apologies to the Clerk the previous week as he was feeling unwell.

**Resolved:** To note and accept the reasons for absence of Councillor Glover.

**264/21 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.

**265/21** **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.*

There were no items for discussion in closed session.

**266/21** **Public Participation**

No members of public present.

**267/21** **To consider the following Planning Applications:**

**[PL/2021/07964](#)**: 22 Telford Drive Melksham. Carport to side of house. Applicant Matthew Wilkinson

**Comments:** No objection.

**[PL/2021/08582](#)**: Oakley Farm House, Lower Woodrow, Forest, Melksham. Change of use from farm shop to farm stay accommodation in connection with the Alpaca Enterprise. Applicant Mr Turrell

**Comments:** No objection.

**[PL/2021/08690](#)**: Land at Studley Farm, Atworth. Installation of a solar farm and battery storage facility with associated infrastructure. Applicants Enso Energy Ltd

**Comments:** Whilst this site was not within the Parish, Members welcomed the opportunity to comment and raised the following:

- The impact this application would have, given the concentration of solar farm facilities already in the area.
- Members noted the application included battery storage and are aware of concerns nationally regarding these, as a few have resulted in fires.
- It was noted an underground cable was proposed to be installed from the site to the National Grid sub station, which was assumed to be in Beanacre. Therefore, Members raised concern at the level of disruption this would cause whilst being installed and requested

more detail on the route of the underground cable.

**PL/2021/08923:** Shaw House, Bath Road, Shaw. Construction of open air swimming pool and natural stone surround. Applicant Lady Weinberg

**Comments:** No objection.

**PL/2021/09267:** Shaw House, Bath Road, Shaw. Listed building consent (Alt/Ext). Construction of open air swimming pool and natural stone surround. Applicant Lady Weinberg

**Comments:** No objection.

**PL/2021/08760:** The Barn House, 7 Bath Road, Shaw. Replacement pool enclosure and first floor rear bedroom extension. Applicant Mr Hayhoe

**Comments:** No objection.

**PL/2021/08568:** Woolmore Manor, Bowerhill. Change of use of existing Dutch barn to ancillary leisure use for the private household of Woolmore Manor. Applicant Mr Turner

**Comments:** No objection.

**PL/2021/08983:** 52 Bader Park, Bowerhill. Proposed single storey rear extension. Applicant Neil Baxter.

**Comments:** No objection.

**268/21 Revised Plans** To comment on any revised plans received within the required timeframe (14 days).

No received plans were received.

**269/21 Planning Decisions.**

**a) To note the following decision regarding the demolition of Christie Miller Sports Centre (App No: PL/2021/07398):**

Members noted having considered the submitted details and other available information the local planning authority had determined that prior approval for the demolition is required, but that the submitted details were satisfactory. Prior approval had thus been granted accordingly.

**270/21 Planning Enforcement:**

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

The Parish Officer explained there were no new enforcement issues to report and no response regarding recent enquiries.

**271/21 Planning Policy**

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

The Parish Officer informed the meeting there was no update to report.

**b) Neighbourhood Planning**

**i) To note minutes of Steering Group meeting of 27 May 2021**

Members noted the minutes of the Steering Group meeting held on 27 May 2021.

**ii) To note minutes of Steering Group meeting 29 September 2021**

The Parish Officer informed the meeting these would be circulated in due course.

Councillor Wood provided an overview of the meeting and explained Place Studio, Planning consultants had been recommissioned to help with the review of the current Neighbourhood Plan and the priority topics the Steering Group would be looking at with regard to Neighbourhood Plan #2.

**iii) Update on Priority for People Workshop held on 7 October**

Councillor Wood explained the information collated from the Priority for People survey was interesting with quite a few comments on the A350 by-pass and invited Councillor Pafford who had attended the workshop, along with the Clerk to speak to this item.

Councillor Pafford explained whilst the workshop had not undertaken an analysis of the results had been encouraged by the workshop and reiterated quite a few comments on the A350 by-pass had been received.

At the meeting it was felt there needed to be delivery of some of the objectives early, to enable people to see progress. With the

next steps being for the group to look at small working groups to look at small and medium term objectives and work on these.

**c) The Green Blue Infrastructure consultation – to respond with comments**

Members welcomed the report.

**Recommendation:** The report go to the next Full Council meeting for a response to the consultation.

**272/21 S106 Agreements and Developer meetings: (Standing Item)**

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

**i) Public Art Update**

- Pathfinder Place. Installation date

Members expressed frustration whilst an initial installation date had been set for a few weeks ago, this did not happen and that to date no alternative date and been set, despite the Clerk chasing Taylor Wimpey on several occasions.

**Recommendation:** The Clerk to continuing chasing Taylor Wimpey for an update.

- Bowood View. To note final sign off on artwork by Kerry Lemon and notes from meeting held on Thursday, 30 September

The Chair explained the artwork had it's final sign off on 7 October and expressed how refreshing it had been to work with the artist Kerry Lemon.

**ii) Play Areas**

To note update on play areas.

- Davey Play Area (Pathfinder Way)

Concern was raised that whilst RoSPA had provided a report on the play area which had been installed earlier in the year, that the recommendations within the report had not been actioned.

**Recommendation:** The Clerk to continue chasing for an update on the play area and to contact the relevant officer at Wiltshire Council to see if they could get a response from Taylor Wimpey also.

- Whitworth Play Area (Bowood View)

**iii) To note new S106 Agreement for new housing development on Semington Road s0/01938/OUT. To consider any actions as a result and to consider themes for street naming and public art.**

The Chair expressed frustration the Council's requests for a play area, teen shelter and a bridge to connect this development and Bowood View, in order residents could access the new village hall easily had not been included in the Section 106, which was disappointing.

It was noted the developers were expected to contribute £500 per dwelling towards the Wilts & Berks Restoration project.

With regard to a theme for street naming, this had previously been discussed and it had been agreed to continue with canal engineer names with several suggestions already been submitted to Wiltshire Council, with a suggestion the main road for the estate include 'Whitworth' after Robert Whitworth, canal engineer.

Whilst it had already previously agreed the council wished to take on the Section 106 contribution direct for public art to facilitate an art project on this site, a theme was yet to be considered.

**Recommendation:** The public art project for this development continue the canal theme.

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

Whilst no decision had been made by the Clerk under delegated powers, the Parish Officer informed the meeting the Clerk had raised a number of issues on several 106s, which the Section 106 Officer at Wiltshire Council was looking into.

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

There had been no contact from developers.

Meeting closed at 7.40pm

Signed .....  
Chair, Full Council, 18 October 2021