

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 14 June 2021 at 1 Swift Way, Westinghouse Way, Bowerhill, Melksham, SN12 6QX at 7.00pm

DUE TO THE ON-GOING COVID 19 PUBLIC HEALTH RESTRICTIONS, MEMBERS OF 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 COVID RESTRICTIONS. THE MEETING WAS ALSO LIVE STREAMED VIA YOUTUBE

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

Members of public present: No members of public present. Councillor Holt arrived at the end of the meeting to listen to the item regarding leaflet deliveries (Min 82/21)

Present via Zoom: Wiltshire Councillors Nick Holder (Bowerhill) and Phil Alford (Melksham Without North & Shurnhold)

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

73/21 Welcome, Announcements & Housekeeping

It was noted that the internet connection at the meeting venue was weak and intermittent and the both the Clerk as the zoom host, and members were struggling to obtain good connectivity for the duration of the meeting.

Councillor Wood invited Councillor Baines to speak to the meeting.

Councillor Baines informed the meeting a road closure would be in place on the A365 between Beanacre Road junction and George Ward Gardens from Wednesday this week, until the end of the month from 7pm-midnight. Therefore, the 273 bus would have to divert via Lacock by-pass and Corsham, meaning buses may be late and asked residents to show respect to the driver.

74/21 To receive Apologies and approval of reasons given

Apologies were received from Councillor Glover who was on holiday and Councillor Pile who was unwell.

Recommendation: To accept the reasons for absence.

75/21 Declarations of Interest

a) To receive Declarations of Interest

The Clerk explained the Parish Council had been notified as an

adjacent land owner of planning application PL/2021/03698: Dick Lovetts, Portal Road, therefore, the Council were advised to declare an interest when commenting on this application, for transparency.

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

76/21 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 consideration in closed session.

77/21 Public Participation

It was noted Wiltshire Councillor Holder was present and wished to speak later to item 7 regarding revised plans for 235 dwellings and a 70-bed care home, land South of Western Way (20/08400).

78/21 To consider the following Planning Applications:

[PL/2021/03031](#): Willowbank Cottage, New Road, Melksham. Certificate of Lawfulness for use of residential mobile home.

Comments: No Objection.

[PL/2021/03698](#): Vacant Land at the intersection of the A350 and Portal Road, Melksham. Variation of conditions 2, 9, 10, 11 and 13 of application 18/11454/FUL for erection of BMW MINI Dealership with associated customer parking and external used car display and workshop, including MOT, wash and valet facilities and associated compound. Applicant Dick Lovett

Comments: No Objection.

To note the Parish Council declared an interest in this application as an adjacent land owner.

[PL/2021/03866](#): 168 Littleworth Lane, Whitley. Proposed extensions.

Comments: No Objection.

[PL/2021/03911](#): 37 Shaw Hill, Shaw. Single storey extension to rear elevation.

Comments: No Objection.

[PL/2021/04033](#): 66 Shaw Hill, Shaw. Proposed detached garage.

Comments: No Objection.

[PL/2021/04252](#): 144 Beanacre Road, Beanacre. Removal of existing conservatory and construction of new two storey extension to the rear of the property with associated internal and external alterations. Balcony to extension rear elevation.

Comments: No Objection.

Members noted a comprehensive Tree Report had been produced, due to the possibility construction work could affect the root structure of mature trees and noted it would appear, as long as there are appropriate conditions in place, can accommodate the extension without damaging the trees.

[PL/2021/04574](#): 26 Beanacre, Beanacre. Proposed single storey rear extension and replacement of front roof dormer.

Comments: No Objection.

[PL/2021/04748](#): 7 Shackleton Close, Bowerhill. Single storey extension to rear of main house & side extension to garage with works to garage roof.

Comments: No Objection.

[PL/2021/05041](#): Lagard House, First Lane, Whitley. Works to a Listed Building. Replacement window to the front room on the north side of the property. The window is rotten and needs replacing.

Comments: No Objection.

Wiltshire Councillor Phil Alford joined the meeting at 7.14pm. The Clerk could see Wiltshire Councillor Alford trying to connect via Zoom for a while but was unable to let him enter the meeting virtually due to the

poor internet connection. On contacting Councillor Alford via other means, it was understood that he wished to listen to the discussions on the application for Littleworth Lane, this had already been discussed and so offered to update him after the meeting.

79/21 Revised Plans To comment on any revised plans received within the required timeframe (14 days).

20/08400/OUT: Land South of Western Way. Outline application (with all matters reserved except for access) for the erection of up to 235 residential dwellings (Class C3) and a 70 bed care home (Class C2) with associated access, landscaping and open space. Applicants Hallam Land Management

Councillor Wood invited Wiltshire Councillor Holder to speak to this item.

Councillor Holder explained he had previously 'called in' this application but would still keep the 'call in', as the revised application did not address the major issue, which was that this site was not suitable for residential use, but more suited to commercial/industrial use. Also, previous comments made regarding the care home still applied, in terms of the amount of traffic it would generate, its location and how residents of the care home would engage with the community.

Councillor Holder also expressed disappointment that Hallam Land Management had not consulted with either himself or the Parish Council, before submitting the revised plans and did not see anything materially different which would cause him not to reinstate objections to this application.

Councillor Pafford agreed with the points raised by Councillor Holder, in that the changes were very minor and whilst they had addressed some issues with regard to drainage, the reduction of 5 dwellings was not significant and therefore the revised plans did not make much difference, in that the development was in the wrong place of the wrong type and unsustainable.

Councillor Harris stated the vehicular access through Pathfinder Place was a narrow right-angled road, which would make it difficult for larger vehicles to negotiate, such as fire engineers.

Councillor Harris also noted in the Education response, that primary school places were already oversubscribed

and secondary school places would be over-subscribed by the time this development was built.

Councillor Wood stated his views had not altered and noted the response from the Urban Design Team at Wiltshire Council, stating the site was more suited for economic development, they were also unhappy at the design and layout.

Councillor Wood also noted the response from the NHS who had concerns at the impact this development would have. Spa Surgery in particular raised concern at the impact the development would have on an already overstretched GP services in the town, particularly with the demands of residents of the care home.

Councillor Wood stated the site would be better suitable for economic use and therefore should be designated as such and felt no more residential development should be contemplated in this area.

Councillor Baines noted whilst proposals for access off of the A365 (Western Way) had been removed from the plans, there were proposals for the access via Pathfinder Place, which was not suitable, given the size of the development proposed.

Councillor Baines also raised concerns at several properties being located adjacent to businesses on Merlin Way, which could cause potential for noise and fume problems for new residents and asked that the Council's previous comment that the Southern part of the site should be used for commercial use and not residential should be reiterated.

Councillor Holder asked to speak to this item again and reminded Members at the original discussions with the developers regarding vehicular access, there had been no proposal to come off the main road and it was only when the Parish Council and himself as Ward Member had raised concern that access could not come off the second phase of Pathfinder Place and that the developers find alternative access, that proposals were put forward for an access off of Western Way, which was subject to an objection from Highways.

Councillor Holder stated that therefore the developers had reverted back to their original idea, and not addressed the issues raised with regard to one form of access off of Pathfinder Way via Pathfinder Place and

that there should be two methods of access/egress from this site and would be making these comments in his comments back to Wiltshire Council and hoped the Parish Council would do the same.

Comments: To reiterate the Council's previous objections to this application, particularly that the Southern part of the site adjacent to existing businesses should be used for commercial purposes and not residential.

To draw attention to the various concerns/comments made by statutory consultees, such as the NHS, Urban Design Team at Wiltshire Council and Education.

To reiterate concerns with regard to access via Pathfinder Place which is unsuitable for the size of the development with developers not addressing concerns raised originally when one access was proposed off of Pathfinder Place, which both the Parish Council and Wiltshire Councillor Nick Holder, as Ward Member had stated was not suitable and that two methods of access/egress should be provided for a development of this size.

To highlight to the Planning Officer that the Melksham Neighbourhood Plan was due to go to Referendum on 1 July and therefore had significant weight in planning terms in protecting to a 3-year land supply, the development was outside the settlement boundary and Melksham had already met its housing allocation.

The Council also reiterated if this application were to be approved, a significant contribution be made towards building the adjacent Pathfinder Place Primary School, over and above the usual contributions towards education funding, to ensure the school is built in a timely manner.

The Council also reiterated their request for the following:

- A teen shelter be provided on the site.
- A contribution towards improvements of QEII Diamond Jubilee Sports Field, Bowerhill.
- A new preschool at Bowerhill School
- A contribution towards enhancements of the MUGA at Hornchurch Road, Bowerhill

a) To note any new planning enforcement queries raised.

None.

81/21 Planning Policy

a) Lack of 5 Year Land Supply

- i) Wiltshire Area Localism and Planning Group (WALPA): To note latest update from the group in seeking a change to legislation to protect those areas with a Neighbourhood Plan against a lack of 5-year land supply.**

The latest information had been circulated to Members in their agenda packs.

b) Neighbourhood Planning

- i) Update following meeting held on 27 May 2021**

The Clerk explained the minutes had not been completed as yet, but would be circulated shortly.

The meeting had discussed the timeline for starting the review of the plan, bearing in mind the Local Plan Review currently taking place by Wiltshire Council and following reassurances by David Way, Spatial Planning Officer on its progress, the next Steering Group meeting had been arranged for the last week in September.

- ii) To note Referendum promotion materials**

The Clerk explained an article advertising the Referendum had appeared in the previous week's edition of Melksham Independent News and would be published again on 24 June, just before the Referendum on 1 July. A leaflet outlining key points of the plan had also been produced and would be distributed to households in both the town and the parish shortly prior to 1 July.

82/21 S106 Agreements and Developer meetings: (Standing Item)

a) To note update on ongoing and new S106 Agreements

- i) Public Art Update**

- Pathfinder Place (awaiting highway approval of new site)

The Clerk informed the meeting that Highways had approved the location of the public art at Pathfinder Place on the site of the current advertising board.

- Bowood View

- To note minutes of Public Art meeting held on Wednesday, 26 May

The Clerk explained these had been typed up by the Parish Officer but were awaiting proof reading and would be circulated shortly.

- To consider request to distribute Wilts & Berks Canal and Street Naming information to residents of Bowood View

The Clerk explained at a recent Public Art meeting for Berryfield Village Hall, Paul Lenaerts from the Wilts & Berks Canal Trust had asked if Councillor Holt, as a resident of Bowood View, could deliver various leaflets relating to the Canal and asked if Members supported this request. It was noted that this was a map produced by Community Artist Marilyn Trew which highlighted the canal engineers the roads were named after, plus an explanation of their history. In addition, a Wilts & Berks Canal Trust leaflet and the Lost Waterways of Melksham leaflet. It was noted that there would be a cost associated with printing the map and historical information.

Recommendation: To agree Councillor Holt deliver the information leaflets as requested.

b) To note any S106 decisions made under delegated powers

None

c) To note any contact with developers

- i) **Update following contact from a developer regarding proposals for housing development on site East of Melksham.**

The Clerk stated contact had been received from developers regarding a site to the East of Melksham and asked Members for their availability.

Recommendation: To arrange a meeting with the developers on a Wednesday at 10.00am.

Meeting Closed at 19.32pm

Signed.....

Full Council, 28 June 2021