

**MINUTES of the Planning Committee of Melksham Without Parish Council held on  
Monday 18 January 2021 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

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

**252/20 Welcome, Announcements & Housekeeping**

The Chair welcomed everyone to the meeting.

The Clerk stated, due to technical issues meeting recordings were being uploaded to YouTube the following day, rather than live streaming.

**253/20 To receive Apologies and approval of reasons given**

The Clerk informed the meeting that no apologies had been received.

Post meeting note: Councillor Coombes informed the Clerk that whilst he had tried to log into the meeting, due to technical difficulties was unable to connect.

**254/20 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.

**255/20 Public Participation**

No Members of public were present.

**256/20 Planning Applications**

To consider the following Planning Applications:

**20/10825/FUL**: Primrose Cottage, 212 Corsham Road, Whitley. Proposed single storey extension. (Applicant J Landon).

**Comment:** No objection.

**20/11024/FUL**: 50 Bader Park, Bowerhill. Replacement of existing conservatory with new single storey extension and replacing flat roof to garage with pitched roof. Garage converted into habitable space. New lobby to main entrance and construction of two storey side extension. Alteration to external landscaping. (Applicant Mrs Weeks-Smith).

**Comment:** No objection.

Members noted there was no reference to the colour of render to be used, therefore they asked that this be of a colour to blend in with the streetscene.

**20/11314/PNCOU**: Old Loves Farm, Bowerhill. Notification for Prior Approval Under Class Q - Conversion of Agricultural Building to form 1 Dwelling and for Associated Operational Development. (Applicants Mr & Mrs Warren).

**Comment:** No Objection.

**257/20 Revised Plans To comment on any revised plans received within the required timeframe (14 days)**

No revised plans for consideration had been received.

**Planning Enforcement:****a) To note any planning enforcement queries raised.**

The Parish Officer confirmed that the Planning Enforcement Officer had confirmed there had been no breach of a planning condition in the removal of hedging on land adjacent to Spa Road relating to planning application 18/04644 – Hunters Wood.

**b) To note Notification of Enforcement Appeal due to an alleged breach of planning control: Peacock House, 125 Beanacre Road**

Notification had been received from Wiltshire Council that the applicant had lodged an appeal in relation to the unauthorised siting of a shipping container without planning permission, following Wiltshire Council's refusal of planning permission relating to planning application 20/00113: to erect the container within the front curtilage of the above property.

The Clerk reminded Members that officers had delegated powers to forward Council's previous comments if notification of appeals are received.

**c) To consider if trees have been cut down on Pathfinder Way outside of planning permission**

Several members of the public and local Councillors had noted the previous week that several trees had been cut down on the perimeter of the Pathfinder Place development.

Councillor Glover explained having looked at the plans submitted as part of the planning application, approximately 13 trees had been cut down on the perimeter, contrary to the plans submitted.

The Clerk informed the meeting to had already contacted Taylor Wimpey on this matter, however, as yet had not received a response.

**Recommendation:** To inform Planning Enforcement of a potential breach of planning permission, with copies to Wiltshire Councillor, Nick Holder; Taylor Wimpey and the Wiltshire Council's Tree Officer and ask that investigations are undertaken of the whole application site to ascertain if other trees have been cut down contrary to planning permission.

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

The Clerk explained there was no update on this, but had discussed this matter with David Way, Spatial Planning Officer at Wiltshire Council.

Councillor Pile explained Councillor Coombes had approached her about this and felt Parish Councils were partly to blame for the current lack of 5 year land supply and asked if she could raise this at the meeting to ascertain if Members wished to approach the Wiltshire Association of Local Councils (WALC) on the matter to contact other organisations, as he would be happy to do this on the Council's behalf.

The Clerk explained she was unclear how parish councils were at fault and having the previous week met with other local Clerks and members of WALC noted that this was not raised.

Members felt without Councillor Coombes present to explain his proposals, it was difficult to comment.

**b) Neighbourhood Plan**

**i) To note minutes of recent Steering Group meetings (deferred from Planning meeting 21/12/20 – Min 235(c)(i)/20)**

Members noted the Neighbourhood Plan Steering Group minutes of 25 August, 23 September, 21 October and 25 November.

The Clerk informed the meeting Wiltshire Council had recently gone out to the Planning Inspector seeking independent examiners for the plan.

The Clerk had double checked that there would be no cost implication for the parish council for the forthcoming Neighbourhood Plan Referendum as this was funded by Wiltshire Council.

**ii) To consider correspondence from Wiltshire Council following queries raised by the NHP Steering Group on the interaction of the NHP Version 2, the Local Plan Review and Statement of Common Ground (deferred from Planning meeting 21.12.20 – Min 235(c)(ii)/20)**

The Clerk explained that on behalf of the Neighbourhood Plan Steering Group and both the Town and Parish Council, she had been asked to write to Wiltshire Council regarding interaction between the review of the Neighbourhood Plan, the Local Plan Review and the Statement of Common Ground.

The Clerk explained David Way, Spatial Planning Officer, Wiltshire Council, along with Place Studios, Neighbourhood Plan consultants had agreed to attend the Steering Group meeting the following week to discuss a way forward. The Clerk reminded members funding had been agreed by both councils in order to employ consultants to assist with this process and felt it would be appropriate to await the outcome of this meeting and consider the feedback from both David Way, Place Studios and the Steering Group before commenting on the Local Plan Review consultation.

**260/20 S106 Agreements and Developer meetings: (Standing Item)**

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

**i) Public Art Update**

**• Pathfinder Place**

The Clerk explained following a request for Taylor Wimpey's Management Company to be responsible for the art panel on Pathfinder Way, they had responded to say that the area in question was located on highway land and they were therefore unable to take ownership and maintain the art installation at that location, suggesting it would need to be located within the site boundary.

The Clerk explained it had originally been envisaged the art panel be located on Pathfinder Way as the Parish Council had requested the panel be located to represent a gate at the symbolic entrance to the old RAF camp. Highways had said they would be happy if the art panel was located on

highway land, as long as the parish council took on the public liability for it.

The Clerk informed the meeting Taylor Wimpey were happy to provide a barrier adjacent to the attenuation pond opposite the play area, but sought a steer on a preferred design.

The Clerk provided 3 options, with Members preferring the last option, which the Clerk agreed to forward to Taylor Wimpey.

**Recommendation:** As it was envisaged this art installation would provide a visual gateway to Bowerhill, it be located in a prominent position on Pathfinder Way.

- **Bowood View**

The Clerk explained the art contract was currently being drawn-up between Wiltshire Council and the artist. However, there had been a few difficulties, as Wiltshire Council were without a Public Arts Officer to assist in these matters at present. Therefore, herself, Councillor Wood, Wiltshire Council's Play Area Officer and Diana Hatton were due to meet to discuss a way forward.

**Sandridge Place**

The Clerk stated it had been difficult to get hold of the artist on this project, however, Councillor Wood had recently visited the site and it would appear the work on this project is currently underway and provided several photos for Members to show progress on the site.

**b) To consider any new S106 queries**

None.

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

None.

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

None to report.

Meeting closed at 7.40pm

Signed .....  
Full Council Meeting, 25 January 2021