

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 22 November 2021 at 1 Swift Way, Westinghouse Way, Bowerhill, Melksham, SN12 6QX at 7.00pm

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

In attendance via Zoom: Councillor Mary Pile

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

317/21 Welcome, Announcements & Housekeeping

Councillor Wood welcomed everyone to the meeting.

The Clerk explained the meeting was being recorded for the purposes of the minutes and would be uploaded to YouTube in due course and would be available until the minutes were approved at the Full Council meeting on 6 December.

318/21 To receive Apologies and approval of reasons given

It was noted that Councillor Mary Pile had been granted a leave of absence for health reasons at the Full Council meeting held on 15 November but was attending the meeting remotely via Zoom. The Clerk explained Councillor Pile was aware she was not considered "present" at the meeting and could not take part in voting.

Councillor Terry Chivers had tendered his apologies, but no reasons for absence were given.

319/21 Declarations of Interest

a) To receive Declarations of Interest

Councillor Glover declared an interest in the following planning application as he knew the applicants.

PL/2021/10138: The Grange Coach-House, Middle Lane, Whitley.

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

320/21 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 Item 12c: To note contact with developers, due to contractual matters.

Resolved: To hold agenda item 12c in in closed session, if necessary due contractual arrangements.

321/21 Public Participation

No members of public were present.

322/21 To consider the following Planning Applications:

PL/2021/09855: 129, Beanacre, Beanacre. Replacement of the front door and internal Works (Works to Listed Building). Applicant Stuart Devon

Comments: No Objection.

PL/2021/10453: 224 Bath Road, Shaw. Single storey side sun lounge extension & detached garage. Applicant Mrs H Roberts

Comments: No Objection.

PL/2021/10138: The Grange Coach-House, Middle Lane, Whitley. Provision of attic trusses, dormer, addition of roof lights and external steps to existing garage to provide domestic accommodation. Applicants Mr & Mrs A King

Comments: No Objection, as long as the proposed new domestic accommodation remains part of the existing house and not a separate dwelling in the future.

323/21 Revised Plans To comment on any revised plans received within the required timeframe (14 days).

20-06840: Proposed Construction of a solar farm & battery storage North of Substation, Beanacre.

It was noted several solar panels had been moved away from Daniels Wood, more planting provided on the Western edge and a wider gap provided on the boundary with Westlands Lane. Drainage issues had also been addressed by the provision of several swales for storm water storage to limit run-off.

Comments: Members had no objection to the revised plans and welcomed the changes made. Given the impact delivery vehicles had on the local highway in the parish during the construction of Norrington Solar Farm in Broughton Gifford in March 2014, Members asked that a comprehensive Travel Plan be undertaken to control the level of deliveries during the construction period, in order to ease the impact on the local highway network.

324/21 Planning Enforcement:

a) To note any new planning enforcement queries raised

The Clerk explained Councillor Harris had raised a potential issue with a fence in Tangmere Close, Bowerhill which had been passed to Planning Enforcement to investigate.

325/21 Planning Appeal. To note a planning appeal has been made to the Planning Inspectorate in respect of Land West of Semington Road (Planning application No: 20/07334/OUT) by the applicant (Terra Strategic) against Wiltshire Council's decision to refuse planning permission.

It was noted that the officers had delegated powers to send the council's previous objections to this application to the Inspector.

Resolved: To add that the Melksham Joint Neighbourhood Plan was "made" on 8 July 2021 which added a level of protection against a lack of 5-year land supply under Paragraph 14 of the NPPF (National Planning Policy Framework).¹

1

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

326/21

Premises Licence Application: Riverside, Bradford Road by Dippy Dollies Burger and Kebab Van for late night refreshments from 15:00-01:00 Mon-Thurs, 15:00-02:00 Fri & Sat and 15:00-midnight on Sun and to serve alcohol for off premises use during these times.

Whilst it was noted that it was proposed to sell alcohol for off-site consumption, Members raised a concern there could be a temptation for people to stay on the site and drink it with their food, before leaving.

This concern was as a result of a fatal road traffic collision in 2017 at the entrance to Riverside. Following an enquiry, the Wiltshire Coroner raised concerns about the interrelationship between traffic speeds and visibility at this location.²

Consequently in 2019 a review of the existing speed limit was undertaken to reduce the speed limit between Holt and Melksham. The Parish Council had responded to the review, requesting the speed limit be reduced to 40mph, given the comments of a collision investigator as part of the Coroner's Report/investigations that there was insufficient view for vehicles turning right out of the Riverside entrance safely and in time, if vehicles on the B3107 were travelling in excess of 42mph in a northbound direction.

Following the review of the speed limit, a Traffic Regulation Order was made on 8 September 2021 to reduce the speed limit to 50mph on this stretch of road.

Given the concerns, it was:

Resolved: To raise no objection to the application, as long as alcohol sales were limited to delivery only, given concerns for public safety.

327/21

Planning Policy

a) WALPA (Wiltshire Area Local Planning Alliance) Update

The Clerk informed Members a meeting was due to be arranged shortly with Wiltshire Council for all Neighbourhood Plan groups in Wiltshire.

² <https://www.wiltshiretimes.co.uk/news/16291829.coroner-urges-speed-reduction-melksham-road-save-lives/>

b) Neighbourhood Planning

i) To note minutes of Steering Group meeting of 27 October 2021

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

ii) To reflect on responses to planning applications for review of the Neighbourhood Plan

The Clerk asked if Members were happy that this be a standing item on future agendas to enable consideration to be given to lessons learnt when responding to planning applications, in order to feed into the Neighbourhood Plan Review.

Recommendation: That this be a standing item on future planning agendas.

328/21

S106 Agreements and Developer meetings: (*Standing Item*)

a) To note update on ongoing and new S106 Agreements

• Update on Footpath to rear of Melksham Oak School

It was understood Wiltshire Council consultants were currently drawing up plans for the footpath and the Parish Council had the full support of Councillor Mike Sankey, as Ward Member for the area in pushing for this to be installed as soon as possible.

• Pathfinder Place

The Clerk informed Members a meeting had been arranged between officers at Wiltshire Council and Taylor Wimpey to discuss various matters and a list had been compiled of various issues the Council had raised, such as a lack of pedestrian crossings and mud on the road etc to be raised with the developer at the meeting.

Councillor Glover informed the meeting he was happy to report it appeared the matter of mud on the road had now been resolved and was being cleared effectively.

It was noted the lights on the A365 roundabout adjacent to this site were still not working, despite being raised as a concern by the Council on several occasions.

The Clerk informed the meeting a licence application to use the RAF badge in both Pathfinder Place and Bowood View public art had been submitted to the RAF.

- **Bowood View Public Art**

Due to the delay starting on site for the construction of the Berryfield Village Hall, the public art artist, Kerry Lemon had been made aware and had revised her timeline accordingly for the artwork installation on the side of the village hall; following advice from the architect and building company. This included a new deadline to accommodate the granting of a licence for the use of the RAF logos.

Members noted and approved the revised timeline.

b) To note any S106 decisions made under delegated powers

None.

c)C To note any contact with developers

This item was held in closed session.

The Parish Council had been forwarded correspondence from Melksham Town Council who had been approached by a developer wishing to develop a piece of land near Melksham railway station.

The Clerk sought a steer from Members whether they wished to meet with the developers, once a meeting had been arranged by the Town Council in line with agreed protocols for pre-application engagement.

Resolved: That a representative of the Parish Council attend the meeting with developers and to express a concern at the potential loss of allotments.

Meeting closed 7.45pm

Signed
Chair, Full Council, 6 December 2021