

**MINUTES of the Planning Committee of Melksham Without Parish Council held
on Monday 24 May 2021 at 1 Swift Way, Westinghouse Way, Bowerhill,
Melksham, SN12 6QX at 7.00pm**

DUE TO THE ON-GOING COVID 19 PUBLIC HEALTH CRISIS, 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), John Glover (Council Chair), David Pafford (Vice Chair of Council), Alan Baines, (Committee Vice-Chair), Terry Chivers, Mark Harris, and Mary Pile

Members of public present: No members of public present.

Officers: Teresa Strange (Clerk) and Marianne Rossi (Finance & Amenities Officer)

25/21 Welcome, Announcements & Housekeeping

The Clerk explained that the meeting was being live streamed on YouTube and Zoom, and recorded via Zoom for the purpose of the drafting of the minutes with recordings being available until the minutes are approved.

26/21 To elect a Chair and Vice Chair of Planning Committee for 2021/22

Councillor Glover proposed Councillor Wood as Chair, which was seconded by Councillor Pafford.

There were no further nominations for Chair, therefore Councillor Wood duly took the Chair and invited nominations for Vice Chair of the Committee.

Councillor Wood proposed Councillor Baines as Vice Chair which was seconded by Councillor Glover.

There were no further nominations for Vice Chair of the Planning Committee, therefore, Councillor Baines was duly elected Vice Chair of the Planning Committee.

27/21 To receive Apologies and approval of reasons given

All members of the committee were present, therefore no apologies received.

28/22 Declarations of Interest

a) To receive Declarations of Interest

Councillor John Glover declared an interest in the application for Tan House Barn as he knew the applicant, but the Chair advised he would still be able to talk to this item as not a pecuniary 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.

29/21 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.

30/21 Public Participation

No members of the public were present.

31/21 To consider the following Planning Applications:

PL/2021/03282: 100 Corsham Road Whitley. Master bedroom and ensuite first floor Extension. Applicant Ian Butler

Comment: No objection, as long as there are no concerns of effect on the light amenity of the adjacent property, 101 Corsham Road.

PL/2021/03456: 404A The Spa, Bowerhill. Proposed Single Storey Porch Extension to the Front of The Property, Single Storey Utility & Shower Room Extension to the Rear, Conversion of Flat Roofs to Pitch Roofs on Existing Two Storey Extensions at the Front and Side. Applicant Martin Harrall

Comment: No Objection.

PL/2021/04505: Tresco, 24A, Beanacre, Erection of single storey front extension and side extension to replace existing garage.

Applicant Steve Phillips

For transparency, it was noted the Parish Council leased land adjacent to this property.

Comment: No Objection.

PL/2021/03681: 1 Stirling Close, Bowerhill. Proposed single storey side extension. Applicant Nick Cox

Comment: No Objection.

PL/2021/04757: Land East of Spa Road, Melksham. Temporary installation of housing development marketing signs including flagpoles and totem signs. Applicant BDW Trading Ltd

It was noted following the outcome of the recent Community Governance Review, this site fell with the Melksham Town boundary.

Comment: No Objection.

PL/2021/03709: Pear Tree Inn, Top Lane, Whitley, Installation of 3no. 2-person glamping pods on land to the rear of the Pear Tree. Full Planning Consent. Applicant Adrian Jenkins

Comments: No Objection

PL/2021/05140: Pear Tree Inn, Top Lane, Whitley, Installation of 3no. 2 person glamping pods on land to the rear of the Pear Tree. Listed Building Consent. Applicant Adrian Jenkins

Comments: No Objection.

PL/2021/04638: Tan House Barn, Seend, Melksham. Demolish building & construct extension Applicant Simon Cottle

Comments: No Objection.

32/21 Revised Plans To comment on any revised plans received within the required timeframe (14 days).

None received.

33/21 Planning Enforcement:

a) To note any new planning enforcement queries raised

The Clerk explained she thought Members may be interested to note, after speaking to the Polling Officer, that no complaints about the polling

station at Oakfields had been received by Wiltshire Council.

Councillor Pile asked if there was a time limit on when the container at Peacock House should be removed. The Clerk explained she would contact Planning Enforcement regarding this matter.

34/21 To consider providing feedback on Wiltshire Council's new online planning system

Following various issues on Wiltshire Council's new planning system being raised by various Councils, the Clerk explained WALPA (Wiltshire Area Localism & Planning Alliance) were currently collating information on this issue to pass on to Wiltshire Council.

The Clerk noted Wiltshire Council were, on occasion, picking up the wrong council to notify of an application and therefore, if officers were not on the ball, the Council could miss out on commenting on an application within the required timeframe and felt this situation needed to be re-emphasised with the Development Management Team, with Members agreeing.

The Clerk suggested it would be useful to have settlement boundaries and Local Plan Review sites included on the mapping system on the Planning Portal, which Members supported.

35/21 Planning Policy

a) Lack of 5 Year Land Supply

- i) Wiltshire Area Localism and Planning Alliance (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 Clerk explained a meeting was due to take place the following day at 10.00am if anyone wished to attend.

b) Neighbourhood Planning

- i) To note Referendum Version of Melksham Neighbourhood Plan now approved and uploaded online and 1 July Referendum confirmed**

Referendum versions of the Neighbourhood Plan were handed out at the meeting for those who wished to have a copy.

It was noted the Referendum would take place on 1 July.

ii) To note Seend Neighbourhood Plan Referendum Results (6 May)

Members noted Seend's Neighbourhood Plan had been successful in its Referendum with a majority of 421 supporting the Plan with a 53.79% turnout.

c) Planning Policy Timescales

i) Update from WALPA meeting on Local Plan and Government White Paper responses

The Clerk informed Members at a recent meeting with WALPA it was noted there had been 40,000 responses to the Government White Paper, therefore the Government had stated proposals needed further development.

At the same meeting it was noted 3,500 responses had been received to Wiltshire Council's Local Plan Review consultation, a report on the main issues was due to go to Cabinet in the Summer. It was understood following this, a draft would be published for consultation and examination with adoption hopefully in 2023.

Following a meeting at Wiltshire Council earlier in the week, the Clerk explained it was interesting to note the new Council Leader, Councillor Clewer had stated Wiltshire Council were listening to the responses on the Local Plan Review, particular in terms of the numbers of housing planned.

36/21 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 explained this was still awaiting approval from Highways, but was hopeful this would be imminent.

• Bowood View

Minutes of the previous meeting held on 15 April had been circulated to Members prior to the meeting.

Following the elections, the Clerk asked Members to appoint representatives to the Public Art Steering Group and noted the next meeting took place on Wednesday 26 May at 10.00am.

Recommendation: To appoint Councillors Wood and Holt respectively to the Berryfield Village Hall Public Art Steering Group.

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.

Meeting closed at 7.36pm

Signed
Full Council Meeting, 28 June 2021