

**MINUTES of the Planning Committee of Melksham Without Parish Council held
on Monday 21 March 2022 at 1 Swift Way, Westinghouse Way, Bowerhill,
Melksham, SN12 6QX at 7.00pm**

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

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

483/21 Welcome, Announcements & Housekeeping

Councillor Wood welcomed everyone to the meeting and explained this would be the last Council meeting to be held at Gompels, as the space was required for additional storage space and expressed appreciation in Sam Gompels being so accommodating in letting the Council use the space as a temporary meeting venue until the Parish Council moved into the Campus.

484/21 To receive Apologies and approval of reasons given

Councillor Glover tendered his apologies, as he was attending a presentation to thank the volunteers who had helped with the Covid vaccination programme in Melksham.

To note Councillor Pile has a leave of absence until end of March.

Resolved: To approve and accept the reasons for absence.

485/21 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 received.

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.

486/21 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 Members may wish to hold item 12(c)(ii) in closed session if necessary.

Resolved: To hold item 12(c)(ii) in closed session if necessary.

487/21 Public Participation

No members of public were present at this point. However, two members of public arrived during the meeting, in order to attend the Highways meeting which was taking place after the Planning meeting.

488/21 To consider the following Planning Applications:

PL/2022/00927: Walnut Cottage, Shaw Hill, Shaw. Proposed timber deck approx. 500mm above finish ground level, to allow for level access into hydrotherapy pool within covered glazed aluminium structure.

Comments: No objection.

PL/2022/01345: 181 Woodrow Road, Melksham. Single-storey timber-framed shed extension to side path of dwelling

Comments: No objection.

Councillor Chivers arrived at 7.05pm and apologised for being late.

PL/2022/01403: 13 Grange Close, Whitley. Proposed Porch & Single Storey Rear Extension.

Comments: No objection.

PL/2022/01432: Frogditch Farm, 225 Lower Woodrow. Extension to dwelling and erection of detached car port.

Comments: No objection.

PL/2022/01643: 64 Locking Close, Bowerhill. Certificate of lawfulness application (existing) for use of land to the rear as domestic garden and erection of shed.

Comments: No objection.

489/21 Revised Plans To comment on any revised plans received within the required timeframe (14 days)

No revised plans were received.

490/21 Planning Enforcement: To note any new planning enforcement queries raised and updates on previous enforcement queries.

a) Removal of hedgerow on Top Lane, Whitley

The Clerk explained following concerns at the removal of the hedgerow on Top Lane she had contacted Planning Enforcement to investigate.

b) Erection of metal framed storage facility at Hangars 5-8 Lancaster Road, Bowerhill

The Clerk explained that what looked like a temporary metal framed storage facility had been erected between two hangars, noticeable from Portal Way. Planning Enforcement had been made aware, in order to ascertain if the relevant permissions had been sought.

Concern was raised, as well as the hedgerow being removed around the boundary of the new Dick Lovett building on Portal Way, it appeared trees had also been removed which it was felt was not in line with the planning application.

The Clerk agreed to investigate this and report to Planning Enforcement if necessary.

491/21 Planning Appeal: APP/Y3940/W/21/3285428: Semington Road. To note outcome of appeal hearing (if received)

The Clerk explained the outcome of the appeal hearing was not available as yet, with officers constantly checking Wiltshire Council's Planning Portal for an update. Members would be made aware of the outcome as soon as it was uploaded to the system.

492/21 Planning Decisions:

a) Solar Farm & Battery Storage Facility (20/06840), Land North of Melksham Sub Station, Beanacre. To note response from the Planning Officer, Wiltshire Council following queries relating to access and egress to/from site as noted in the Officer Report/Decision Notice

It was noted Wiltshire Council had acknowledged the discrepancy within the preliminary Construction Traffic Management Plan, with reassurances that the final Construction Traffic Management Plan which would be submitted for approval in due course, would be reviewed by the Highway Authority to ensure it was fit for purpose and show the correct routing for construction traffic.

a) WALPA (Wiltshire Area Local Planning Alliance) Update

The Clerk explained WALPA were very interested in the outcome of the appeal hearing for the development of 50 dwellings (20/07334/OUT) to the rear of Townsend Farm, as this had implications not just for those communities in Wiltshire with a Neighbourhood Plan, but for every community in the Country with a Neighbourhood Plan if the Appeal was upheld by the Planning Inspectorate.

b) Priority for People Update from Workshop 9 February (if received)

The Clerk explained there was no update since the meeting on 9th February and noted within the recent grant award received from Locality for the Neighbourhood Plan review, £900 had been applied for by the Town Council for Priority for People, however, this needed to be spent by the end of this month.

c) Neighbourhood Planning

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

The Clerk explained following a recent site visit to Hornchurch Road Public Open Space to discuss the removal of trees/hedges from one of the boundaries, this had exposed a ditch, which needed to be cleared by Wiltshire Council's Drainage Team prior to any re-planting. Therefore, wondered whether there needed to be something within the Neighbourhood Plan to say any planting needed to be set back from water courses, including 'running ditches' to enable access to undertake maintenance appropriately.

Recommendation: To suggest to the Neighbourhood Plan Steering Group reference is made within the revised Neighbourhood Plan for the need to have gaps between planting on new developments and water courses, including 'running ditches' in order for them to be maintained appropriately.

ii) To note minutes of Steering Group meeting held on 16 March 2022

Unfortunately, given the short timeframe, these had yet to be produced, but would follow shortly.

iii) To note changes to planning classes in September 2020

The Clerk stated there had been discussions recently regarding changes to planning classes, particularly class E which now included several previous classes:

Class E: Commercial, Business and Service:

- a) Shops (other than for the sale of hot food)
- b) Food and drink which is mostly consumed on the premises
- c) Those premises visited by members of the public i.e.: financial services, professional services (other than medical services) and any other services which it is appropriate to provide in a commercial, business or service locality.
- d) Indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms)
- e) Medical services not attached to the residence of the practitioner.
- f) Non-residential creche, day centre or nursery.
- g) i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area.

New planning rules meant under permitted development these premises could be changed to:

- Mixed use for any purpose within Class E and up to 2 flats, subject to prior approval. (Permitted Development Class G)
- Mixed use for any purpose within Class E and up to 2 flats to a use for any propose in Class E (Permitted Development Class H)
- A state-funded school falling with Class FI(a) (Permitted Development Class I)((and back to previously lawful use (Permitted Development Class U).

The Clerk explained this had also been raised at a recent Neighbourhood Plan meeting, at which various working groups were suggested in order to cover the various topics as part of the review of the Neighbourhood Plan, for which volunteers were sought. The various topics include:

Housing	Local Green Space	Climate Issues
Heritage	Town Centre	A350 Bypass
Wilts & Berks Canal Link		

A member of the public at the meeting, volunteered to sit on the Housing Task Group.

Councillor Harris having already volunteered to be on the A350 proposed bypass working group, volunteered to be on the Wilts & Berks Canal link group.

494/21 S106 Agreements and Developer meetings: (Standing Item)

a) To note update on ongoing and new S106 Agreements

i) Update on Footpath to rear of Melksham Oak School.

The Clerk explained that following a query by Councillor Glover earlier in the day regarding the route of the footpath to the rear of Melksham Oak she had sought clarification from Wiltshire Council, with confirmation it would come out onto the A365 with a gate to the side of the school for access. Thus, pedestrians to use as a through route without having to travel through the school.

Wiltshire Council were currently looking to install a Toucan Crossing on Eastern Way as part of this new route, but unfortunately funding for this had not been put into a Section 106 agreement and therefore were looking for funding from elsewhere.

It was understood following previous concerns regarding the proposed footpath, that Melksham Oak School were now on board with proposals.

ii) Bowood View. To receive update on Play Area

No update to report.

iii) Pathfinder Way. Update on Play Area, Street works, Public Art, School

The Clerk explained Wiltshire Councillor Nick Holder had contacted Wiltshire Council to express his frustration at the lack of progress at the installation of permanent street lighting and crossings and the play area being open, despite no inspections having taken place by the developer prior to its handover to the Parish Council in due course.

b) To note any S106 decisions made under delegated powers

None to report.

c) Contact with developers

i) Update following meeting with Beanacre Solar Farm regarding community benefit

The Clerk explained there was no update since the meeting.

The Clerk reminded Members a Pre-App meeting with developers was taking place later in the week.

Meeting finished at 7.35pm

Signed
Chair, Full Council, 25 April 2022