

**MINUTES of the Planning Committee of Melksham Without Parish Council
held on Monday 26 September 2022 at Melksham Without Parish Council
Offices (First Floor), Melksham Community Campus, Market Place,
Melksham, SN12 6ES at 7.00pm**

Present: Councillors Richard Wood (Chair of Planning) David Pafford (Vice Chair of Council) Alan Baines (Vice Chair of Planning), Mark Harris & Mary Pile

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

In attendance: 11 Members of public

161/22 Welcome, Announcements & Housekeeping

Councillor Wood welcomed everyone to the meeting and went through the fire procedure for the building.

162/22 To receive Apologies and approval of reasons given

Apologies for absence had been received from Councillor Glover who was away.

It was noted Councillor Chivers was not in attendance, but had been unwell and in hospital recently.

POST MEETING NOTE: Councillor Chivers tendered his apologies the following day.

Resolved: To note and accept the reasons for absence of both Councillor Glover and Councillor Chivers.

163/22 Declarations of Interest

a) To receive Declarations of Interest

Councillor Pile declared a non-pecuniary interest in planning application: PL/2022/06846: 9 Fulmar Close, Bowerhill for proposed entrance porch as the applicant was a family member.

Councillor Wood as a resident of Semington Road declared a non pecuniary interest in reserved matters planning application PL/2022/02749 for 144 dwellings on Semington Road.

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

164/22 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 (Item 10a)ii) 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 might wish to consider item 10a)ii) in closed session as it related to contact with developers. Correspondence had also been received earlier in the day from David Wilson Homes regarding planning application PL/2022/02749 for 144 dwellings on land at Semington Road and whilst it was marked confidential by them, given the content, Members might feel it should be discussed in the public domain, but this could be decided when considering the item later on in the meeting.

165/22 Public Participation

Eleven members of public were in attendance from Semington Road and Shails Lane, Berryfield regarding revised plans for the reserved matters planning application: PL/2022/02749 for 144 dwellings on land at Semington Road.

Residents raised concern with regard to the following:

- Despite raising concerns at the reserved matters application, which the parish council supported, there still appeared to be access from the development onto Shails Lane, which is a private road. The revised plans do not appear to have addressed this by providing an impermeable barrier on the Southern Boundary to stop residents accessing the lane.

Those present sought assurances residents from the development would not be able to access the lane.

- There already appears to be a lot of activity taking place at the site with regard to catching wildlife, such as great crested newts, with those involved using Shails Lane, which they should not be doing. A resident wished to highlight adders may be present as he had spotted one in the lane one previous Summer.

- Residents also raised concern at the need for some form of barrier on the Eastern part of the site to stop residents accessing the A350. This had been raised by the Coroner, following a fatality of someone accessing the A350 from Shails Lane, not long after the road opened.

Councillor Wood explained according to the Section 106 Agreement for the development the developers were required to erect some form of safety barrier and provide landscaping adjacent to the A350 to stop residents trying to cross the A350 from the development.

Councillor Wood brought the meeting back into closed session and asked to bring forward discussion on this planning application, which members agreed.

The minutes relating to the planning application are included under minute number 167.

166/22 To consider the following Planning Applications:

[PL/2022/06452](#): Upper Beanacre Farm, Beanacre. Proposed extension and associated alterations.

Comments: No Objection.

[PL/2022/05778](#): Upper Beanacre Farm, Beanacre. Listed building consent (Alt/Ext). Proposed extension and associated alterations.

Comments: No Objection

[PL/2022/06512](#): 1 Ludlow Hewitt Court, Halifax Road, Bowerhill. Convert an existing three-bedroom, ex Court Manager house into 1no. 1 bedroomed first floor flat and 1no. 1 bedroomed ground floor flat and a ground floor Court Manager office.

Comments: No objection.

[PL/2022/06846](#): 9 Fulmar Close, Bowerhill. Proposed Entrance Porch.

Comments: No objection.

[PL/2022/06470](#): Leekes of Melksham, Beanacre Road, Melksham. Construction of a coffee shop with drive-thru facility, with associated car parking and landscaping.

Comments: No objection.

[PL/2022/06943](#): 1 Stirling Close, Bowerhill, Melksham. Proposed bay window.

Comments: No objection.

[PL/2022/07065](#) 187 Westlands Lane, Whitley, Melksham. Erection of a 3 bay, oak framed garage with office accommodation above. Single large central dormer window to the front of the roof.

Comment: No objection, but ask that a condition be imposed that the office accommodation must be ancillary to the house and cannot be used or sold as a separate dwelling in the future.

[PL/2022/06918](#) Newtown Farm Cottage, Canal Bridge, Semington. Conversion of an existing garage to living accommodation for ancillary use.

Comments: Members object to this application as presented. Proposals represent development in open countryside. Whilst the application states the proposed living accommodation over the garage will be for ancillary use, it does not state what the ancillary use is for.

[PL/2022/07194](#) Ivy Lodge, Lower Woodrow, Forest, Melksham. Proposed two storey extension to Ivy Lodge.

Comments: No objection subject to the 'equine tie' being maintained on the property.

167/22 Revised Plans To comment on any revised plans received within the required timeframe (14 days)

[PL/2022/02749](#) Land at Semington Road. Reserved matters (following outline permission 20/01938/OUT) for development comprising the erection of 144 dwellings with informal and formal open space, associated landscaping and vehicular and pedestrian accesses off Semington Road.

Members noted the various items of correspondence received from residents objecting to the application, as well as residents' comments raised during public participation (11 members of public in attendance for this application) regarding access to Shails Lane and the need for some form of safety barrier adjacent to the A350.

Comments: The Parish Council wish to make the following comments on the revised plans, as well as reiterate their previous comments.

It was noted that the parish council met with David Wilson Homes on Tuesday 16 August at David Wilson's invitation, to review their revised plans. The notes from that meeting are in the public domain as part of the minutes of the Planning Committee held on [5 September 2022](#).

- Despite the revised plans, there is a concern housing is concentrated in the West of the development, and the green space and play area to the East. Housing is very close together with no green space amongst the dwellings and the council feel that there could be a better distribution of green space throughout the development.
- There is a concern at the lack of 1, 2 & 3 bedrooomed open market housing and the high percentage of larger homes (4 & 5 bedrooms) proposed, which was also raised by the Urban Design Officer.

The Clerk explained a Housing Needs Assessment had recently been completed by AECOM, as part of the Melksham Neighbourhood Plan Review, which included useful information on the housing type and tenure requirement for the Neighbourhood Plan area (Melksham Town and Melksham Without). It also includes the results of the recent local Housing Needs Survey.

The report was due to be put before the Neighbourhood Plan Steering Group on 28th September, with a request the report be released for publication. The Clerk asked that if the Steering Group approved the general release of this document, if the planning committee were happy for it to be submitted to Wiltshire Council as evidence to support the type of housing required in the Melksham area, which was agreed by Members.

Concern was also raised that larger dwellings with 4/5 bedrooms could have more vehicles than smaller dwellings, therefore there would be an increase in vehicles using a single access road.

- The Council had previously mentioned the lack of bungalows within the development and reiterated this at their recent meeting with David Wilson who confirmed that there would be no bungalows in the scheme. The parish council wish to draw attention to the Section 106 Agreement which details provision of two affordable bungalows within the development.
- Highway Safety. Residents and the parish council are

concerned that residents from the new development will try and find a way to access the A350 as a shortcut to Bowerhill, via Shails Lane. It is important that some sort of barrier is installed on the Eastern side of the development to stop residents accessing the A350 from the development. This well used route was closed by the Coroner following a fatality at this point from a resident crossing the road here. Whilst it is noted the installation of anti-pedestrian fencing is included in the Section 106 agreement, members felt it was imperative the developers adhere to this before occupation, in order to provide pedestrian safety. Experience has shown on other nearby developments that highway conditions that should be in place for health and safety reasons before occupation have not been addressed, some 2 years after occupation, and the parish council are very keen to not see a repeat of this inaction on this requirement.

The Section 106 Agreement states as part of highway safety works: 'anti pedestrian safety fencing be installed for 100m along the A350 Western side, 70m North and 30m South of Shails Lane parallel to the A350 continually for 100m and a landscaping scheme (alongside the fence to further discourage pedestrians from vandalizing the fence and breaking through it).'

- The Parish Council also reiterated their previous support for the residents of Shails Lane in the need for some form of impermeable barrier to be installed on the Southern boundary of the development to stop residents accessing the lane, which is a private road. 11 members of the public, all from Shails Lane or the corner of Semington Road and Shails Lane attended the parish council's Planning Committee meeting on the evening of Monday 26 September, with this specific request. There is concern that if only a hedging boundary for example is provided (as suggested by David Wilson when we recently met) that this will easily be used for access as not a physical barrier; it requires a fence and hedge at least.
- There is still no provision for a cycle route within the development, which had also been highlighted by the Urban Design Officer. David Wilson continue to state that there is no cycle network to connect to, therefore they do not need to provide a cycle way. This is despite Semington Road being designated a National Cycleway and part of the new Melksham to Hilperton Active Travel route, with recent improvements being made to

the road infrastructure via Government funding over the last few months. This includes the crossing across the A350 Western Way to give safer access for cyclists accessing Semington Road. Page 93 of the Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP) currently out for consultation shows the cycle routes etc of the Melksham area, clearly showing the National Cycle Network NCN 403 and the Hilperton to Melksham Active Travel route along the Semington Road with access to the proposed development on this road.

https://www.wiltshire.gov.uk/media/9640/Wiltshire-draft-LCWIP/pdf/Wiltshire_LCWIP_Framework_and_Interurban_Routes_Consultation_Draft.pdf?m=637947023636500000

<https://www.wiltshire.gov.uk/news/new-cycling-facility-hilperton>

https://www.wiltshire.gov.uk/media/8877/Hilperton-Melksham-active-travel-scheme-map/pdf/Hilperton_to_Melksham_Active_Travel_Map_design_PDF.pdf?m=637822513083330000

- In order to reduce surface water 'run off' Members request the provision of permeable driveways, as raised by the Urban Design Officer.
- Whilst it was noted that the Urban Design Officer had previously raised concerns that plots 4, 6 & 7 were very close to the highway with the revised plans dropping some of the plots from this location, Members felt some of the plots, including boundary walls, were still too close to the highway, next to the entrance to the site, which would be used by large vehicles accessing the sewage works. There are plots with windows only a metre from the highway, and this at the main entrance where all traffic will flow past.
- It was noted the applicant had still not taken on board that the Parish Council had expressed a wish to enter into discussions about being the nominated party for the proposed LEAP (Local Equipped Area of Play)/Play Area and a maintenance contribution to suit. On reviewing the Section 106 Agreement there is no reference to the parish council taking on the LEAP or a maintenance contribution, despite requesting this at pre app, outline and reserved matters stages of the planning application.
- Whilst provision of a teen shelter had been made in previous plans, it was unclear from the current plans if

this had been provided. The Parish Council had also previously asked for outdoor gym equipment and a MUGA (Multi Use Games Area) to be installed in a location away from the LEAP but these do not appear to be included in the plans. Members noted Nexus had written to Wiltshire Council on 5 June 2020 with regard to an updated indicative outline plan stating 'the parish council had requested community benefits such as play equipment for older children/teenagers. Therefore, the area previously identified as allotment provision has been replaced within the updated masterplan/parameter plan with a teen shelter and outdoor gym equipment.' This too was pointed out to David Wilson on 16 August.

- Whilst welcoming wildflower areas, concern was raised there was no green space provision to allow children to undertake active play, such as football which may encourage them to play in the road.

Highway Safety/Layout

Whilst the Council's and Urban Design Officer's previous concerns regarding the proposed straight spine road North to South of the site had been taken on board and the layout changed, the application still includes several dead ends with residents being expected to pull their bins to the main spine road. Refuse lorries would be expected to reverse out which was not satisfactory.

Whilst not supporting dead ends within the development, if all or some are to remain, the Parish Council ask that the bin store sites are large enough to take more than just one bin for each house, as several bins are usually collected in any one day. Members also raised a concern people could be tempted to leave their bins out permanently.

It was noted there is a crossing on the A350 from Hampton Park industrial estate to the Bowerhill industrial estate, but from the point of view of residents of this development, there will only be a single access on the north west corner.

It was noted the affordable housing element seemed to be in distinct groups which could lead to discrimination between residents, therefore, the Council ask the affordable housing element be mixed in more amongst the development.

Shails Lane

Concern was raised that it was possible residents of the site will attempt to reach the proposed new school at Pathfinder

Place, Bowerhill by trying to access the A350, which is extremely dangerous.

Members supported the comments by residents with regard to the lane not being suitable for access from this development. Therefore, the Council ask a secure solid boundary be installed, running the whole length of the Southern boundary. A hedge would not be sufficient, as future residents could grub out any hedging and put a gate in, in order to access Shails Lane.

Members asked that a permanent barrier at the end of the current line of dwellings on Shails Lane (adjacent to 514d), just past the old canal bridge be installed, as this would give a clear indication the lane is not an access to the new development and will also discourage people from using the lane as a dog walking area and fly tipping spot.

Other

Where will children from the development go to school. At outline stage the Council had stated the site is a significant distance from any primary schools with the nearest school full with the proposed new primary school at Pathfinder Place not yet built.

It was noted timber play equipment was proposed with one entry gate. It is a policy of the Parish Council not to have this type of equipment (they request metal as much easier from a maintenance point of view, and has more longevity likewise a dark green powder coated fence rather than a wooden one). In line with RoSPA best practice, there should be two gates, so providing an alternative escape route, and red in colour so easily identifiable.

The Council request safety surfacing protrude outside the fencing surrounding any play area, as this allows the mowing of spaces outside the play area to be undertaken without leaving weeds growing up by around the fence. The Parish Council would welcome meeting the developers to discuss the play area in greater detail.

Whilst at outline stage allotments were proposed with the Parish Council stating there was enough provision of allotments in Berryfield (they already have 75 plots on two sites in Berryfield). It was noted whilst there appeared to be no proposals in the current plans for allotments, there was reference to allotments in one of the documents, however, there was no mention of who would run these, provision of a car park, security, access, or provision of water mentioned.

Members endorsed the comments by Salisbury & Wilton Swifts in asking for ecological measures to be included on the site, such as bird, bat and bee bricks, reptile refugia and hibernacula.

Whilst mention had been made earlier in the meeting of Great Crested Newts, there did not appear to be information regarding the protection of bat habitats, which were understood to be located on the site.

It was noted Wessex Water had raised a holding objection as there appeared to be conflict with existing pipes.

The Parish Council ask for the following:

- Adherence to policies with the Melksham Neighbourhood Plan.
- The provision of benches and bins where there are circular pedestrian routes and public open space and the regular emptying of bins to be reflected in any future maintenance contribution.
- Connectivity to existing housing developments and the provision of a footbridge over the brook to connect to the Bowood View development 16/00497/OUT, 17/12514/REM & 17/10416/VAR This is particularly important, as the Parish Council have recently built a new village hall on at Bowood View 20/03879/REM

The current plans would require residents of the proposed new development to go out onto Semington Road and into Telford Drive to access the hall, which was less than ideal.

It was noted both the National Planning Policy Framework (NPPF) and Wiltshire Council's Core Strategy recognises the importance of connectivity with existing development. Members and residents feel that this is a useful connection to community facilities, and provides a safer walking route alternative than Semington Road which does not have pavements, or only narrow pavements, in places.

- Contribution towards improvements to public transport in the area.
- Contribution towards educational and health provision.

On reviewing the Section 106 Agreement it is noted a contribution of £297,874.00 is being requested towards early years education provision, as well as £337,644.00 towards primary education, there is no request for a contribution towards secondary education, however, it was noted this could be because there are sufficient school places available.

With regard to a contribution towards health care provision, it has subsequently been noted within the Section 106 Agreement that £137,000 is being requested towards the cost of supporting primary care capacity of the Melksham & Bradford on Avon Primary Care Network.

However, Members have raised a concern where and what this funding will be going towards and will be seeking assurances this will be spent in the Melksham area.

- A Speed limit of 20mph within the development which is self-enforcing.
- Affordable housing is tenant blind and constructed in similar materials to other properties on the site.
- The road layout is such that there are no cul de sacs or dead ends, so that the refuse lorries do not have to reverse out.
- Whilst the Parish Council are keen on trees, they ask that these are not planted adjacent to property boundaries, or adjacent to roads in order they do not cause issues later on with overhanging property boundaries or the highway respectively. They also asked that trees are set back from any ditches adjacent to properties, in order there is enough space for maintenance of any ditches to take place.
- When abutting existing houses, the design layout is garden to garden to maintain a distance between existing properties.
- Any proposed 2.5 dwellings or above be located within the centre of the development.
- There are no shared surfaces within the design, if they are included the Parish Council ask there is clear delineation between footpath and road surfaces.

- Provision of two bus shelters tall enough and with a power supply to enable real-time information, proper seating (not a perch), side panels and kerbs etc to match that at the adjacent Bowood View development. To be located in the vicinity of the New Inn bus stops.

It was noted in the Decision Notice that one should be erected, however, the Council feel there should be two to replicate what is happening at Bowood View; the adjacent new development.

- Traffic calming this end of Semington Road.
- Rights of Way Improvements to MELW7, taking the route down to the river. It was noted the Rights of Way Officer is in support of this request and is in discussion with the landowner, with a suggestion the Parish Council ask for funding to cover the diversion order and the bridge construction. This the parish council wish to follow up as a condition of the planning application.
- Provision/contribution towards interpretation signs for the historic line of the Wilts & Berks Canal through the development. To suite with the ones being provided by the Wilts & Berks Canal Trust in the adjacent Bowood View development.

On reviewing the Section 106 Agreement a public art contribution of £43,200 (£300 x 144) is being requested.

The Parish Council have stated they would like to be involved with any art project

- A contribution towards the new Berryfield village hall for fitting out with furniture, equipment, fittings and towards future running costs.
- A contribution to the land transfer and building costs associated with the provision of a patio/terrace outside the village hall currently under construction.
- A contribution to purchase a Battery to store power from the grid and/or the solar panels for the new village hall/lighting the footpath access in the immediate vicinity. Cost £6,200 excluding VAT.

At a Planning Committee Meeting on 6 September 2022, Members reviewed the Section 106 Agreement and noted

£200,000 had been requested to upgrade the double pelican crossing on the A350 to a double toucan crossing, with associated footway and cycleway improvements and measures to reduce the attractiveness to pedestrians of the pedestrian route on the Western side of the roundabout between Old Semington Road and Melksham

Whilst it was noted improvements were still to be made to reduce the attractiveness of the pedestrian crossing on the Western side, the upgrade of the pelican crossing on the A350 dual carriageway has already taken place, as part of the Hilperton to Melksham Cycle Route improvements via Government funding and therefore it was agreed the Clerk would contact Wiltshire Council to seek clarification on this.

The Clerk stated she had contacted Wiltshire Council who had confirmed the improvements to the A350 dual carriageway crossing had been funded via Government funding. (Gareth Rogers, Principal Engineer, Traffic & Network Management)

Recommendation: To request the £200,000 Section 106 highway improvement funding be handed over to Wiltshire Council to spend on highway improvements in the vicinity of the development.

- **To note correspondence regarding ownership of the adjacent brook re potential footbridge**

On reviewing the Decision Notice of September 2021, it was noted under “27 Informative”, that it mentioned promoting connectivity between developments with a request that prior to submission of a reserved matters application, the possibility of providing a pedestrian/cycle link through to the adjacent housing site to the North should be explored.

This matter had been raised with the developers who stated this was only an informative, but had written earlier that day to the Clerk stating in order to address the parish council’s concerns regarding connectivity to the new Berryfield Village Hall at Bowood View, they wished to offer a unilateral undertaking to make a contribution towards the connection point. The unilateral agreement would be for £20,000 payable to Wiltshire Council for onward transmission to the Parish Council to use the monies to facilitate the creation of the connection point.

David Wilson Homes would pay their legal fees and the costs of Wiltshire Council in concluding this agreement, capped at

£2.5kea (i.e. £5k in total). The Contribution would be payable on the basis that it would be paid from Wiltshire Council to the parish council for the purposes of constructing a bridge, however if this were not feasible, for the improvement of the village hall on the adjoining site at Bowood View.

The Clerk had also ascertained the landowner of the brook is Wiltshire Council, who were happy with proposals for a footbridge (Contact Jenny Rowe, Senior Estates Manager) and the management company for Bowood View also appeared amenable (Contact Max Harris, Alexander Faulkner Partnership Ltd) as the land is being transferred to the resident management company Bowood View (Melksham) Management Company Limited.

The Clerk on receiving the offer had also contacted the Rights of Way Officer to ascertain if the £20,000 offered was enough to build a footbridge, but unfortunately had not responded as yet.

Members noted the provision of a footbridge would provide a safer walking route to the proposed Pathfinder Place school from the development.

Recommendation: To welcome the offer.

- **To note that this application has been called in by Wiltshire Councillor Seed following the parish council's request.**

Councillor Wood informed the meeting Councillor Seed had 'called in' this application, which still stood and therefore would be considered at a Wiltshire Council Planning meeting, which residents, as well as representatives from the parish council will be able to attend.

[PL/2022/03132](#) 34 Shaw Hill, Shaw, Melksham. Single storey rear and side extension, internal alterations, loft conversion, garage conversion.

Comments: No objection, but ask that a condition be placed on the application that the garage conversion cannot be used or sold as a separate dwelling in the future.

168/22 Planning Enforcement: To note any new planning enforcement queries raised and updates on previous enforcement queries.

The Clerk informed the meeting the Enforcement Officer had been chased for an update on the New Inn, Semington Road, to be informed

investigations were still ongoing.

It was noted another structure on the site seems to have appeared in recent weeks.

169/22 Planning Policy

a) Update from WALPA (Wiltshire Area Localism & Planning Alliance)

Members noted the update from WALPA with regard to a recent decision by Wiltshire Council's Planning Committee to refuse a reserved matters planning application for a site in Malmesbury due to its inferior design.

The Clerk explained the Neighbourhood Plan consultants were being kept updated on WALPA's progress.

b) Neighbourhood Planning

i) Update on the Neighbourhood Plan Review

The Clerk had provided a report on the current progress of the Neighbourhood Plan Review for the public, and explained a more detailed update would be provided at the Steering Group meeting on 28th September. It was hoped, pending approval of the group, that the public update could be circulated to those who had signed up to the mailing list and on media outlets. Wiltshire Councillor Mike Sankey had provided an update on progress of the plan at a recent Area Board meeting.

The Clerk explained that it appeared Wiltshire Council's draft Local Plan would now not be available until Q2 2023, with Members expressing frustration at this news.

ii) To note AECOM have been successful in receiving funding from Locality to undertake this work as part of their brief

Members noted AECOM had been successful in obtaining funding from Locality to undertake work on the Green Gap Landscape Buffer evidence as part of their brief for the Melksham Neighbourhood Plan.

c) Townsend Farm, Semington Road Planning Appeal (APP/Y3940/W/21/3285428). To note correspondence response from Councillor Nic Thomas, Chief Planning Officer, Wiltshire Council if received

The Clerk explained despite chasing, no response had been received as yet to recent correspondence to Nic Thomas, Chief Planning Officer, Wiltshire Council regarding the recent decision of the Planning

Inspector to allow the appeal for 50 affordable dwellings on land to the rear of Townsend Farm, Semington Road and the implications of this decision.

170/22 S106 Agreements and Developer meetings: (Standing Item)

a) To note update on ongoing and new S106 Agreements

i) Hunters Wood/The Acorns: Update on Footpath to rear of Melksham Oak School, Community Centre and pedestrian safety during roundabout roadworks

The Clerk explained there was no further update since the last Planning meeting, however, Melksham News were running a story on the lack of progress regarding the footpath in their upcoming issue.

The temporary traffic crossings associated with the new road construction were also still in-situ.

ii) Bowood View:

- **To consider items arising further to site meeting with Bellway 12/09/22 re play area and village hall**

The Clerk explained the meeting on 12th September had been very difficult, with issues relating to the village hall now in the hands of the council's solicitor.

With regard to the play area, the Clerk explained there was an item on the Full Council agenda for 3rd October regarding its adoption by the council.

The Clerk reminded members at a previous meeting they had approved the installation of a tarmac path in the play area and had also made a recommendation, which would hopefully be approved at the next Full Council meeting, that hedging be planted adjacent to the car park, to prevent vehicles using the grassed area for parking.

Pathfinder Place:

- **To receive update on Play Area**

The Clerk explained the Wiltshire Council play area officer had recently inspected the site and was happy with improvements made. A recommendation would be on the Full Council agenda for 3rd October to adopt the play area.

- **To note update on commissioning of the pedestrian crossings and lights**

The Clerk explained there was no update with only one crossing being commissioned so far.

- **To choose location for replacement bench**

The Clerk explained Taylor Wimpey had previously agreed to replace the bench located on Pathfinder Way and one was currently on order and sought a steer from Members where they wished the bench to be located.

Recommendation: The replacement bench be located on the site of the current deteriorating bench.

- **To receive update on drainage issue**

The Clerk explained she had recently met with Danny Everett, Drainage Engineer, Wiltshire Council on another issue and mentioned issues of drainage at Pathfinder Place. On following this up with Taylor Wimpey they had explained they had done what was required, however, this is not the case and the Drainage Engineer will be chasing this up to make sure the work is completed.

b) To note any S106 decisions made under delegated powers

No decisions had been made under delegated powers.

c) Contact with developers

i) Feedback from Melksham Town Council meeting with Stantonbury on 14 September Re proposals for Upside Park, Bath Road, Melksham

The Clerk explained she had attended a meeting on 14th September at the Town Hall, but unfortunately no formal notes were available. At the meeting, the Town Mayor had asked for a wetland area to help with flood water coming down from Shaw and Whitley.

The Clerk explained having met with the Wiltshire Council Drainage Engineer and shown him the plans, he felt a wetlands area on the site would be feasible given drainage issues in the area in the past.

Councillor Baines stated having spoken to the Drainage Engineer at a recent Flood Ops meeting, he had suggested when commenting on the plans, the parish council should make reference to drainage and storage of flood flows of the South Brook, as when the river is high,

South Brook tends to back up and this area is where water accumulates and therefore need to make sure there is no change in the flood capacity of this area

The Clerk explained she understood the plans for the development had not yet been validated by Wiltshire Council, as the applicant was being requested to not just look at river flooding models, but also surface and ground water flooding, bearing in mind surface water has previously been an issue in this area, this was welcome news.

Meeting closed at 8.06pm

Signed.....
Chair, Full Council, 24 October 2022