

**MINUTES of the Planning Committee of Melksham Without Parish Council
held on Monday 17 July 2023 at Melksham Without Parish Council Offices
(First Floor), Melksham Community Campus, Market Place,
Melksham, SN12 6ES at 7.00pm**

Present: John Glover (Chair of Council); David Pafford (Vice Chair of Council); Richard Wood (Chair of Planning); Alan Baines (Vice Chair of Planning); Terry Chivers; Mark Harris and Peter Richardson

Officer: Lorraine McRandle, Parish Officer

In attendance: Wiltshire Councillor Mike Sankey (Melksham East) and one member of public

116/23 Welcome, Announcements & Housekeeping

Councillor Wood welcomed everyone to the meeting, noting all those present were familiar with the fire evacuation procedures for the building.

117/23 Whilst no apologies had been received from Members of the Planning Committee, Members noted Wiltshire Councillor Nick Holder had tendered his apologies.

118/23 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.

119/23 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 relating to item 10(a)(iii), where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.*

Councillor Wood advised that agenda item 10(a)(iii) be held in closed session, as it related to site selection work for the Neighbourhood Plan and related contact with developers.

Resolved: For agenda item 10(a)(iii) to be held in closed session for the reasons given.

120/23 Public Participation

Standing Orders were suspended.

Wiltshire Councillor Mike Sankey was in attendance to update Members on the Section 106 Variation relating to the community/health use Verbena Court (04/01895/OUT) stating whilst he had tried to 'Call in' the application for consideration at a Wiltshire Council Planning Committee meeting, had been informed by the Head of Development Management, this type of application could not be 'Called in' and would be determined under delegated powers, suggesting if there was an issue with the community facilities provided at Forest & Sandridge School, to discuss this with them

Therefore, he had met with representatives of Forest & Sandridge School, in order to ascertain what facilities were available and at what times. In relation to the sports pitches, these were not available, as they were not at the required standard for formal play.

With regard to the two meetings rooms and main hall, these were available Monday to Thursday between 6.00pm and 9.00pm and on Saturday mornings between 9.00am and 11.30am, with no spare capacity available. The kitchen was not available at all, as the school were concerned about cross contamination.

Subsequently, he had met with Wiltshire Councillor Richard Clewer, the Leader of Wiltshire Council to explain the issue, with three options discussed:

- Reverting the Section 106 back to its original designation for community use. However, it was felt this was not practical, as this could lead to an appeal by the developers and would be costly.
- As the school is in breach of the terms of their lease of the pitches, in terms of keeping them up to the required standard, technically Wiltshire Council could cancel the lease and give a new lease to the Town Council for the land, on which they could build a community hall, and whilst this option was being investigated, was felt not to be a viable option for various reasons.
- Liaise with the school and make sure the community facilities which should be made available were available.

Wiltshire Councillor Sankey stated Wiltshire Councillor Clewer had agreed to get officers involved and hoped to receive a summary of discussions

which had taken place and would share this information with both the town and parish council in due course.

Councillor Wood opened up the meeting for questions with Wiltshire Councillor Mike Sankey responding:

- Clarification was sought on availability of the hall and two meeting rooms.

A: Understand the hall etc are fully booked between the times stated, however, had asked if there was scope to extend availability, with the school stating, they could look at making Friday and Saturday afternoon bookings but these would be dependent on staff availability and keyholders.

- Understand the school have playing fields and that the football pitch was separate and not part of the school's playing fields per se but they had the right to lease out as part of the changing rooms. Understood this was supposed to be a community facility, available for all to use all the time, not just the school hall, school kitchen and not restricted to the hours mentioned.

A: The hall has been made bigger with a roller shutter understood to have been installed, in order to segregate part of the school off so it could be used for bookings, however, this is not the case. The school are claiming the school cannot be made available for bookings during the school day, therefore the legalities of the lease need to be looked into.

Standing Orders were reinstated.

Councillor Wood asked to move this item up the agenda, which Members agreed, with discussion minuted at Min 124(d)/23.

Councillor Mike Sankey left the meeting at 7.17pm once this item had been discussed.

121/23 To consider the following new Planning Applications:

[PL/2023/05030](#): Unit 3, Merlin Way, Bowerhill Industrial Estate.
Extension to existing industrial unit to provide goods in and out area.

Comments: Whilst the Parish Council have no objection to this application, note the concerns of businesses on Merlin Way with regard to on-street parking, which is causing difficulties for both deliveries to and from their premises, particularly for HGVs, therefore request that every effort is made not to push parking out onto the public highway.

[PL/2023/05398](#): Full Planning Permission. Land North of 224, Bath Road, Shaw. Retention of outdoor riding arena.

Comments: No Objection.

[PL/2023/05457](#): 26 Maitland Place, Bowerhill. Conservatory to rear of house with tiled roof.

Comments: No Objection.

[PL/2023/05461](#): Hampton Park West, Melksham. Proposed extension of open storage area, proposed parking lay by and associated works and retrospective permission for alterations to the boundary treatment.

Comments: No objection, as long as the proposals do not result in vehicles parking on the highway, instead of within the site and trees are planted to replace those lost as part of the proposals.

122/23 Revised Plans: To comment on any revised plans on planning applications received within the required **timeframe (14 days)**:

[PL/2023/00808](#): Land at West of Semington Road, Melksham. Approval of reserved matters following Outline application 20/07334/OUT approved under Appeal ref APP/Y3940/W/21/3285428 for up to 50 dwellings, (appearance, scale, layout and landscaping). Applicant Living Space Housing

Following a request by Living Spaces to discuss new revised plans, Councillors Pafford, Baines and Harris had met with a representative of Living Spaces on 6 July to discuss these (notes from meeting under Min 124(b)/23). Those who attended the meeting provided an update, prior to considering the new revised plans, noting the 23 July deadline.

Correspondence had also been received from the applicant earlier in the day listing the various changes to the revised plans as discussed at the meeting:

It was noted some residents of Townsend Farm had previously raised concerns their septic tanks overflowed into the site. It was understood a meeting between residents and the applicant was due to take place, to discuss their concerns. However, it was understood this meeting had been cancelled by the applicant. It was also noted the Wiltshire Council Drainage Team had raised concerns at the proposals.

Comments: The Parish Council have no objection to the revised plans, as long as Wiltshire Council's Drainage Team are content with proposals and provided commitments raised in recent correspondence from the applicant have been met.

To send a copy of the applicant's letter with the Council's comments to Wiltshire Council.

Members were asked if they still wished to keep the 'Call in' request. Whilst it is noted it was not necessarily an issue for the applicant to address, concern was expressed that at present there were no safe walking routes to any school, such as Aloeric, the proposed new primary school at Pathfinder Way or Melksham Oak School, without having to use an 'A' class road, making the development unsustainable in this respect.

Therefore, it was agreed to keep the 'Call in' request, in order the issue of safe walking routes to schools could be addressed at a Planning Committee and a condition imposed on the applicant, to fund improvements to enable children to get to school safely.

123/23 Planning Enforcement: To note any new planning enforcement queries raised and updates on previous enforcement queries.

a) Planning Application PL/2021/06824: Proposed garage 489a Semington Road. To note response from Planning Enforcement and subsequent correspondence from resident.

In response to concerns raised regarding the design of the garage, correspondence had been received from Planning Enforcement, stating there appeared to be no breach of planning control, however, a further visit would be made once the garage had been completed to make sure it was being used as per the approval.

The resident who raised the concerns had also received a similar response and had provided photo evidence of the style of doors installed, which had been forwarded to Planning Enforcement for their information.

b) Former Waney Edge Café, Semington Road:

Members noted following concerns raised by Wiltshire Councillor Jonathon Seed, regarding the condition of the former Waney Edge Café, Planning Enforcement had been informed, who had stated the matter had been passed to Building Control to investigate.

c) Fencing outside Unit 1 Lancaster House, Lysander Road, Bowerhill

Councillor Harris had noted a 6ft fence had been erected outside Unit 1, Lancaster House, Lysander Road and understood planning permission would be required, given its proximity to the highway but was not aware this had been sought.

Councillor Wood provided an update, following the Clerk contacting the owners of Lancaster House for clarification.

Resolved: To forward to the Enforcement Officer to investigate.

It was noted the retrospective application for fencing and other structures at 16 Halifax Road (PL/2023/01275) had been refused by Wiltshire Council and therefore await the removal of the offending structures.

124/23 Current planning applications: Standing item for issues/queries arising during period of applications awaiting decision.

a) Land West of Semington Road - Application for 53 dwellings (PL/2022/08155 Outline)

No update to report.

b) Land West of Semington Road - Appeal site to rear of Townsend Farm for 50 dwellings (PL/2023/00808 Reserved Matters) To receive update following meeting with Luke Webb, Living Spaces on 6 July 2023.

Following a request to discuss new revised plans, Councillors Pafford, Baines and Harris had met with Luke Webb of Living Spaces on 6 July, with the notes from the meeting below:

‘Councillor Baines as Vice Chair of Planning explained the Parish Council following a Planning Committee meeting held on 26 June 2023 had submitted comments to Wiltshire Council on the revised plans, reiterating previous concerns raised, particularly with regard to drainage of the site, access to the rear of properties at Townsend Farm and manoeuvrability of bin lorries around the site.

Luke explained further revised plans were due to be submitted to Wiltshire Council for consultation, with the Drainage Strategy and calculations being resubmitted. The Drainage Strategy was the same one as submitted at outline stage; however, additional calculations would also be submitted. The plans also took onboard comments made by the Planning Officer with regard to layout, which were similar to those of the parish council in relation to materials, bin lorries and walking routes.

Members asked the following questions:

- Will all of the roads be adopted or will some be private driveways?

A: Understood the main spine road will be adopted, as well as any highlighted grey on the plan. The private drives will be put into a managed company ie Sovereign.

- Will there be adequate bin storage, for at least 2 bins, in strategic locations throughout the site on adopted highway and in locations, so as not to cause problems for residents in getting their vehicles out of their driveways and where vehicles could park, causing difficulties for bin lorries to manoeuvre?

A: Will make sure these are clearly marked on the revised plans. Could look at providing low level bollards in some areas to discourage people parking in certain areas, to enable bin lorries to manoeuvre more easily. Will also look at the level of visitor parking to make sure it is adequate, noting the recent revised plans provided the level of parking required in-line with Wiltshire Council's policy on parking standards (7 in total).

Will submit full tracking plans, which will track bin lorries and fire engines for example and include tolerances for vehicles parking on the side of the road.

- How will the site be marketed, given the potential for an adjoining development with access via this site.

A: Sovereign will be upfront with people about this and will be managed internally.

- Residents of Townsend Farm had raised concern at drainage of the site, as some are not on mains drainage and their septic tanks overflow onto site and access to the rear of the properties.

A: Meetings have taken place with residents of Townsend Farm to discuss the access to the rear of their properties, which they have rights to and will be retained and happy to provide and maintain this. In the fullness of time when handed over to Sovereign, there may be discussion on residents taking on future ownership.

In terms of drainage, discussions still ongoing about residents potentially coming into the site's mains drainage. However, will need to get the Drainage Strategy agreed with Wiltshire Council before any agreements and calculations can be done on that basis.

- What boundary treatments would be installed between the development and the rear access to Townsend Farm in order to discourage new residents from 'cutting through' in order to dispose of grass cuttings for instance to the rear of Townsend Farm.

A: At present 1.8m timber fencing proposed, nearer the road this would be larger for acoustic purposes.

Following comments from the Planning Officer, more stone walling and full render plots will be included in the revised plans.

The whole site will still be managed by Sovereign and they will make sure residents are made aware, there will be no access to the rear access to Townsend Farm.

Highways

Luke explained whilst a footpath had been provided on the southern part of the entrance, Highways had requested a footpath be provided on both sides of the entrance road.

Luke explained there had been a comment by the Urban Design Officer regarding tree lined streets, therefore, some trees had been introduced to the spine road as much as possible in the revised plans.

Councillor Pafford asked that consideration be given to where these are planted, so as not to cause damage to properties, walls etc in future.

Play Area

The Planning Case officer, had queried the provision of play equipment and a Local Area of Play (LAP) to the North West corner and whether it should be provided on this site or the adjacent site, if it were to come forward.

Luke explained he felt this site needed to be considered in its own merits, with Sovereign very keen to deliver a play area on this site and therefore had proposed the LAP remain.

Councillor Pafford agreed this site needed to be considered on its own merits and an area of play provided. However, if the adjacent site were to be developed then a bigger play area such as a Local Equipped Area of Play (LEAP) could be provided in this area.

It was noted the LAP was overlooked by a couple of properties, which were outward facing.

Councillor Pafford raised a concern the proposed area of play being located adjacent to the A350, suggesting a more suitable location would be on the Western boundary, particularly if the adjacent site were to be developed. as they could be joined together and create one bigger play area.

Luke expressed concern, given the space available on the Western boundary this could be difficult, but could look into this and have a linear approach with equipment dotted around.

Members felt a more secure fenced area was more suitable and secure.

Luke noted the previous concerns/objections by the Parish Council and stated he would like to get to a position, whereby he could remove some of these and sought guidance on what could be done to alleviate the concerns/objections raised.

Councillor Baines stated whilst the Parish Council had previously objected to the application, it had had gone to appeal and was approved, therefore, the Council needed to get the best out of the application for residents.

Councillor Pafford explained on commenting on the recent plans, the Council had felt there had been a few changes but no further movement with regard to drainage and access.

Councillor Baines noted one of the reasons the Planning Committee still wished the application to be 'called in' was the issue with Wiltshire Council and safe access to schools from this area, given there is no safe walking route to any school from this area. With the 'desire' route into town etc, one which Wiltshire have tried to discourage people from using, however, the alternative route was not easy to negotiate and not obvious. Access to the proposed new school at Pathfinder Way had no safe walking route and the secondary school was even further away.

Councillor Pafford highlighted inaccuracies within the Design and Access Statement with regard:

- Walking route to the station and the timing.
- Location of King George V playing field should be North and not South.
- Short walk to Melksham Forest. Forest is an area of the town, which is residential and also North of site and some distance away.

Luke explained he would undertake the following:

- Included Refuse Lorry strategy/bin collection points in the resubmission.
- Clarification on the Local Area of Play and positioning.
- Clarification of rear access to Townsend Farm
- Update on drainage with regard to Townsend Farm residents.
- Clarification on adoption of the roads (to be included in the revised plans)

Luke explained he hoped to submit the revised plans at the end of the following week, in order it could go to the August meeting of the Western Area Planning Committee, however, noted it may have to go to the next one.'

- c) **Blackmore Farm (Planning Application PL/2023/01949) – Outline permission with some matters reserved for demolition of agricultural outbuildings and development of up to 650 dwellings; land for primary school; land for mixed use.**

No update.

- d) **Land at Verbena Court (Planning Application No PL/2023/03797): Modification of Planning Obligation Address: Land at Verbena Court, Melksham. Application to modify obligations contained within the S106 agreement relating to marketing land within the Local Centre pursuant to consented outline planning permission 04/01895/OUTES.**

Following the update from Wiltshire Councillor Mike Sankey earlier in the meeting, Councillor Wood sought a steer from Members on a way forward.

Frustration was expressed that at the time the Parish Council did not have sight of the revised Section 106 Agreement and therefore did not know changes were taking place and also that the school was not available for bookings, particularly during the day, as it is a school, resulting in the community East of Melksham being badly let down by Wiltshire Council in this regard.

Councillor Glover suggested further investigations were required into the change to the original Section 106 and community facilities absorbed into the school.

Resolved: To undertake further investigations on what was included in the Section 106 with regard to community facilities and once clarified the Parish Council make their views known to Wiltshire Council.

125/23 Planning Policy

a) Neighbourhood Planning

- i) **To note draft minutes of Steering Group Meeting held on 7 June 2023**

These were not yet available but would be circulated in due course.

- ii) **Update on the Neighbourhood Plan Review and to consider any time critical requests before the next Steering Group meeting.**

No update to report.

iii)C Update on Neighbourhood Plan site selection.

This item was held in closed session.

A report on the Housing Task Group meeting held on 11 July regarding site selection had been circulated by the Clerk. Councillors Baines, Glover, Harris, Pafford and Wood had attended the meeting and provided an update. Members were reminded of the need for confidentiality regarding site selection and the report.

It was noted Full Council on 24 July 2023 would be asked to consider the recommendations of the Housing Task Group.

Following the draft Local Plan recently being issued, Melksham's total housing requirement up to 2038 was 2,160. however, the residual housing figure, given recent planning approvals/completions was 1,120, with 845 allocated as part of strategic sites in the draft Local Plan (Melksham & Bowerhill), plus 270 to be allocated in the Neighbourhood Plan, which included an allocation of 70 dwellings, as a separate allocation for Shaw & Whitley.

Councillor Pafford explained the Housing Task Group had started the site selection process, however, this had been halted, in order to wait for the draft Local Plan to be issued, in order to ascertain which sites would be included, with the following three sites being allocated in the Melksham/Bowerhill allocation:

Blackmore Farm:	450 dwellings
Land off Bath Road:	135 dwellings
New Road Farm:	285 dwellings
TOTAL	845 dwellings

Community Action Whitley & Shaw (CAWS) were holding their AGM on 6 September, therefore there was an opportunity for Members of the Steering Group to make a presentation at the meeting on the Neighbourhood Plan and site allocation proposals.

b) Local Plan Review: Cabinet Meeting 11 July:

- I)** To note report to Cabinet 11 July 2023.
- II)** To note Pre Submission Draft 2020-2038 (Appendix 1)
- III)** To note Schedule of Policies (Appendix 2)
- IV)** To note Planning for Melksham Document:

Members noted the contents of the Planning for Melksham Document and that Wiltshire Council Cabinet on 11 July 2023

recommended, to Full Council on 18 July 2023 that the Wiltshire Council Local Plan Review Pre Submission Draft Plan be approved for publication in line with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), for a period of at least six weeks public consultation, at which point the Parish Council would be able to make a formal submission to the consultation.

c) Draft Wiltshire Design Guide. To consider a response to the consultation

The Parish Officer reminded the meeting a Design Guide webinar was due to be held on 19 July, if anyone wished to attend, also an in person drop-in session was due to be held at County Hall on 26 July between 10am-5.30pm.

The Parish Officer advised the Committee may wish to give delegated powers to the Clerk to respond to the consultation, given she had been involved in Wiltshire Design Guide consultations and the drafting of the Design Guide for Melksham's Neighbourhood Plan.

Recommendation: To give delegated powers to the Clerk to respond to the Draft Wiltshire Design Guide consultation.

126/23 S106 Agreements and Developer meetings: (Standing Item)

a) To note update on ongoing and new S106 Agreements

i) Hunters Wood/The Acorns:

- To note any updates on footpath to rear of Melksham Oak School.

Members welcomed the news that Wiltshire Council had found, in order to install the footpath to the rear of Melksham Oak School and the timeline for installation, particularly as they had been campaigning for a number of years for the footpath to be installed.

ii) Pathfinder Place:

- To note update on outstanding issues, including play area transfer.

No update to report.

b) To note any S106 decisions made under delegated powers

None.

c) Contact with developers

i) To note feedback from Pre App meeting with Bloor Homes on 27 June 2023 regarding proposed development at New Farm.

Councillor Baines provided an update on the meeting.

In line with Council policy, the notes from the meeting are included within the minutes as follows:

‘Those in attendance at the meeting included, from Melksham Without Parish Council; Councillors Baines, Glover, Pafford and Harris, as well as the Clerk and from Melksham Town Council; Councillor Aves and the Town Clerk. Also, in attendance were Jonathan Dodd, Planning Manager, Bloor Homes South West Sarah Evans, Urban Design, Tetra Tech and Liam Martell, Planning Consultant

Jonathan explained Bloor had brought the freehold of the site at New Road Farm. An Environmental Impact Assessment (EIA) screening opinion had recently been submitted to Wiltshire Council and was awaiting a response. A pre application enquiry would also be submitted to Wiltshire Council. As part of the Local Plan Bloor were asking Wiltshire Council to look at this site and the wider land parcel.

As Councillor Wood, Chair of Planning had tendered his apologies, Councillor Baines chaired the meeting.

It was noted the name of the site should be New Road Farm and not New Farm as stated on the Masterplan.

It was noted this site included Strategic Housing & Employment Land Availability Assessment (SHELAA) sites put forward originally by the Parish Council, following a request from Wiltshire Council some time ago, for any potential suitable sites for potential development, which had not been put forward by the landowner. However, some of the proposed site was beyond what the Parish Council had envisaged for future development.

Proposals for the site included:

- 388 dwellings
- 0.3ha site for a potential nursery.
- Allotments/food growing space.

- Principal access from existing roundabout and potential second access on the South Western corner with a proposal for a pedestrian/cycle link also on the South Western corner.
- No development proposed to the North. This area will include public open space with circular walking route and potential for allotments. This will set a permanent buffer with the countryside to the North.
- There is a watercourse running through the site, therefore, it is proposed to have a green connection through the site.
- Secondary pedestrian link off New Road, which could be an emergency access.

Members raised the following:

- Impact of additional traffic on New Road, which is a single-track road and Forest Lane to Lacock and the ancient bridge in Lacock.
- Site not allocated in the current Neighbourhood Plan, the Local Plan has yet to be issued, therefore these proposals constitute speculative development, with no overall strategy to enable a more cohesive approach to development in Melksham, in order to deliver the required/necessary infrastructure.
- Would not welcome the proposed emergency access on to New Road, as it is a single-track lane.

Sarah explained this was discussed with the transport consultants, as a potential route to consider for the site. However, there is still discussions to be had on this and would only be for emergency access, however, appreciate concerns re the single lane track.

- If have link to possible sites to the North, there will be an unknown number of vehicles travelling through the site, with new residents possibly not being aware of potential for additional vehicles travelling passed their properties. A better solution would be to have any potential future access link to the North away from proposed housing, such as along the green corridor of the watercourse.
- Whilst welcoming the proposed access via the A3102 to this site, Members stated they would not welcome a proposed access to future development to the North of this site, via Forest Road/Woodrow Road, given their unsuitability due to the number of traffic calming measures in place, the narrowness of the road

in places, reduced even further by the number of vehicles parked on the side of the road and 20mph speed zone. There is only a footway on one side of the road in places along Woodrow Road and no scope for road improvements. Therefore, access to any future development to the North needed to be via the A3102.

- Whilst the site might be accessible to the town, it is not accessible to Melksham Oak Secondary School to the South. Therefore, a large contribution to enable the proposed footpath to the rear of Melksham Oak School to be built would be welcomed to allow better access. The footpath would need to be tarmacked and lit for use by both pedestrians and cyclists. However, if funding for the footpath could be found elsewhere, the Parish Council may wish to look for other options with regard to community gain.
- Concern was raised where children from the site will go to primary school, given most primary schools in the area are currently full. Whilst there is a new primary school proposed at Pathfinder Place, this is some distance away, with a planning application due to be submitted shortly. Forest & Sandridge School is currently being extended, which is the closest primary school to the site. Concerns were raised at what Wiltshire Council constituted a safe 2-mile walking route to a school.

The developer's attention was drawn to the Education comments with regard to proposals by Gleeson for 650 homes at Blackmore Farm (PL/2023/01949), which proposed a single-entry primary school on the site and stated there were no primary school places available in Melksham. Access to any proposed school on this site, if the application were to be approved would be via the A3102 to the North.

- Why are you not waiting for the Local Plan or the Neighbourhood Plan?

Jonathan explained whilst awaiting the outcome of the Local Plan, there is a lack of 5-year land supply in Wiltshire with several appeals recently being successful because of this.

The Parish Clerk explained the NHP#2 was nearing the end of its review, but had been paused, to wait for the Local Plan to be issued, in order to ascertain what strategic sites were proposed. Several reports/evidence documents to support NHP#2 had already been published, such as the Housing Needs Assessment or were soon to be published, such as the Design Guide and other evidence documents.

The Parish Clerk agreed to forward a copy of the Design Guide. Permission was given to include Bloor on the circulation list for updates on the Neighbourhood Plan.

Sarah sought clarification on convenience store/local store provision, as included in the list of requests from the Parish Council. The Parish Clerk clarified the inclusion of a store and its size, depended on the size of the development.

- The lack of a community centre East of Melksham, despite 1250 houses being built, as Wiltshire Council had decided to take out the requirement for one via the Section 106 and make Forest & Sandridge School larger, to provide community use, but cannot be used during the day.

Funding for the provision of a community facility East of Melksham was currently with Melksham Town Council, however, land for one to be built was still being sought, as the site identified for one, South of the Eastern Way, had been refused by Highways.

Therefore, developers are being asked at pre app stage to provide a community facility, or land to build one, or funding for one East of Melksham.

Concern was expressed having separate community centres to serve the East of Melksham would be divisive, there needed to be a cohesive community. Therefore, a community facility needed to be large enough to serve residents to the East of Melksham and some of the existing more established development was required.

Jonathan sought clarification on the size of community facility required.

Members highlighted one had recently been built in Berryfield, with one larger than this being required to serve a development the size of East of Melksham and needed to be in the right location, so as not to disturb people and consequently restrict its opening hours etc and have adequate parking, so as not to cause issues for residents and large enough for the uses it may attract.

- A350 Bypass. Eastern Way was built with additional land capable of dualling and if the preferred route identified for the

proposed A350 by-pass cannot be funded and there is no M4 South Coast strategic use of the A350, Wiltshire Council, in order to provide any relief for villages North of the A350 and other areas suffering with congestion, will probably look to use Eastern Way, as part of an inner route for the A350 and therefore would need to be mindful of this, as a possibility, if the suggested preferred route identified did not happen.

- There needs to be connectivity to existing development, in line with Wiltshire Council policy.

Jonathan explained this could be difficult, given the land available to connect to existing development was understood to be used for drainage.

The Parish Clerk provided a list of requests for new developments at pre app stage:

- Adherence to Melksham Neighbourhood Plan policies and emerging Neighbourhood Plan and evidence documents.
- Circular pedestrian routes around the site.
- The Parish Council seek the provision of play equipment above that required by the West Wiltshire District Council saved Policy in the Core Strategy and wish to enter into discussions being the nominated party for any proposed LEAPs (Local Equipped Area of Play)/Play area and seek the following:
 - A maintenance sum in the s106 agreement
 - Safety Surfacing extended beyond the play area fence line (by at least 30 cm) and for the whole area to be surfaced as such, with no joins to prevent future expansion gaps, and no grass that will require maintenance
 - Tarmac paths provided not hoggin.
 - No wooden equipment provided.
 - Dark Green Metal bow top fencing provided.
 - Clean margins around the edges, no planting.
 - Bins provided outside the play area.
 - Easy access provided for maintenance vehicles.
 - Public access gates painted red.
 - No inset symbols provided in the safety surfacing, which should be one solid surface.
 - Equipment installed for teenagers such as a teen shelter/MUGA and somewhere to kick a ball around.
- Contribution towards playing fields.
- 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 with existing housing development so not isolated.
- There are practical art contributions Parish Council are involved in public art discussions.
- Contribution towards improved bus services, which serve the area.
- Any bus shelters provided are suitable in providing Real Time Information (RTI) ie access to an electricity supply, WiFi connectivity and are an appropriate height.
- Speed limit within the site is 20mph and self-enforcing.
- Proposed trees are not planted on boundaries of new/existing housing, but further into public open spaces.
- The development is tenant blind and affordable to run.
- If adjacent to existing dwellings the design is such that the layout is garden to existing garden.
- The road layout is such that there are no dead ends in order that residents and refuse lorries do not need to reverse out of roads.
- Contribution to educational and medical facilities within the Melksham area.
- There is visible delineation between pavement and roads so they are easily identifiable.
- The provision of bird, bat and bee bricks, reptile refugia and hibernacula within the development, in order to increase biodiversity.
- Improvements to Rights of Way.
- Provision of allotments with access to parking and water supply.
- Provision of convenience store with free access cash point.
- Ground source heat pumps to be included in proposals.
- To include capacity for hydrogen heating in the future within proposals.
- Provision of solar panels and storage batteries for every house or group of houses/block of flats.

Jonathan confirmed Bloor proposed to include a Local Equipped Area of Play (LEAP) and two Local Areas of Play (LAPs), to be located nearer affordable housing, in accordance with the Wiltshire standard, noting the Parish Council were happy to adopt play areas and provide a commuted sum future maintenance. Members asked that any play areas were overlooked with no wooden equipment installed.

Members whilst welcoming this proposal, but asked that play provision be to Wiltshire Council standard and the Parish Council specification and not the West Wilts District Plan standard, which was a saved policy in the Core Strategy. It was highlighted the reasoning for separate teen provision, was to separate them from young children and to provide

their own space. The Parish Council also asked for an area for children to kick a ball about, noting most new developments of late provided wildflower areas and nowhere for someone to kick a ball.

With regard to the playing field contribution, it was clarified this would be towards Bowerhill playing fields, unless some were provided in the parish as part of a strategic site put forward in the Local Plan.

It was noted there was an identified need for a 3G pitch in the Melksham area for community use and not just a club. The Football Foundation were currently looking to match fund something in the Melksham area, however, once built would need 'a sinking fund' to help towards costs of maintaining it.

With regard to the provision of allotments, Members noted there were already several allotment sites in the Melksham/Melksham Without area, however, not within the vicinity of this site and would need to include a water supply and car park and be overlooked, from a security point of view.

With regard to the Parish Council's request for ground source heat pump etc, Jonathan explained air source heat pumps subsidised by solar would be provided, as well as electric vehicle charging points in every home, including affordable housing. With regard to suggestion to install storage batteries these were very expensive to install, however, could possibly look at making homes ready for battery storage in the future.

Following a query by Sarah of the level of bus services in the area, Members noted there was virtually no buses serving this part of Melksham, with only a local service. The Parish Council, as part of a recent Stakeholder Bus Survey had requested more investment in bus services in the area, stating bus services needed to be available as soon as people moved, rather than being available at a later date.

With regard to Rights of Way Improvements, Members stated the Parish Council sought improvements to rights of way in the area both North and South of the site including Praters Lane (MELW 40) to the South. A similar request for improvements had been made in response to Gleeson's proposals for 650 dwellings at Blackmore Farm (PL/2023/01949). However, if their application were not approved, would look to Bloor to improve public rights of way in the area, including providing better access from Sandridge Common via Lopes Close to Praters Lane.'

ii) To note feedback on Town Council pre app meeting with Aspire on 11 July regarding proposals for a care home on Longleaze Lane.

Both Councillors Harris and Pafford attended the pre app meeting at the Town Hall on 11 July regarding proposals for an 87-bed care home at Longleaze Lane to the rear of Spa Medical Centre, noting unfortunately there had not been an opportunity at the meeting for them to raise questions or seek clarification on points raised.

At the meeting it had been asked if there was enough medical provision in the town to cope with such a facility, with it being understood specialist medical professionals would come in from elsewhere within the company.

Unfortunately, at the meeting no one mentioned this was the third application for a multi bed care home in Melksham, albeit, one was still to be decided and the other was part of a housing development (pl/2022/08504), which had been refused by Wiltshire Council and was understood to be going to appeal.

iii) 144 dwellings on Semington Road (PL/2022/02749)

Councillor Wood stated more street names were required, therefore the following canal engineer names were suggested, continuing the canal theme as per the adjacent site at Bowood View:

John Varley (1740-1809)
Sir Edward Williams (1828-1910)
John Trew (appointed engineer for Exeter ship canal 1563)
William Weston (1763-1833)

Recommendation: To approve Varley and Trew be submitted to Wiltshire Council as potential street names.

Councillor Wood explained David Wilson Homes had also been in touch, since the agenda had been issued, stating engineers were proposing to access the site to undertake some ground investigations the week commencing 17 July, however, a piece of machinery required to undertake this work was heavy with a concern this could get stuck, with a suggestion of possibly using Shails Lane, noting it was a private road and therefore sought suggestions from the Parish Council on how to proceed.

Members felt as this was a private road and as it was not clear who owned it, this was not something the Parish Council could get involved with, as it did not represent the owners. Therefore, the developers needed to deal with this via their solicitors and the

owners' solicitors in order to gain their permission. The developers should be encouraged to use the proposed access off of Semington Road.

Frustration was expressed by Members that on several occasions it had been reiterated to David Wilson Homes that Shails Lane is a private road and therefore there was to be no access to their site from the lane.

Recommendation: For David Wilson Homes to approach the owners of the lane to seek their permission to use it.

Meeting closed at 20.14pm

Signed.....
by the Chair, Full Council, 24 July 2023