

**MINUTES of the Planning Committee of Melksham Without Parish Council  
held on Monday, 10 June 2024 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); John Glover (Council Chair); Alan Baines, Martin Franks (substituting for Councillor Terry Chivers), Mark Harris and Peter Richardson

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

**In attendance:** One member of public

**In attendance via zoom:** One member of public (for part of the meeting)

**48/24 Welcome, Announcements & Housekeeping**

As the incumbent Chair of Planning, Councillor Wood welcomed everyone to the meeting, noting those present were aware of the evacuation procedures for the building in the event of a fire and that the meeting was being recorded and would be published on YouTube but deleted once the minutes were approved.

Members were reminded following the announcement of a general election on 4 July there was a period of heightened political sensitivity prior to the election.

The Clerk informed the meeting Wiltshire Council were holding a Planning Improvement Programme on 25 June at 6pm and had booked a place if anyone wished to attend, as unfortunately she was unavailable to that day.

**49/24 Chairman & Vice Chair of Planning Committee for 2024/25**

**a) To elect Chair of Planning Committee for 2024/25.**

**Resolved:** Councillor Wood was duly elected as Chair of the Planning Committee for the ensuing year.

**b) To elect Vice-Chair of Planning Committee for 2024/25.**

**Resolved:** Councillor Baines was duly elected as Vice Chair of the Planning Committee for the ensuing year.

**c) To note new delegated Terms of Reference for the Planning Committee.**

The Clerk reminded the Committee, at the Annual Council meeting held on 13 May the delegated Terms of Reference for the Planning

Committee had been amended to give more remit to the Committee to issue responses to consultations.

The Clerk explained in the Terms of Reference the Committee nominated Members to attend planning inquiries and Wiltshire Council Planning Committees when the Council had 'called in' a planning application for a decision. At recent Strategic Planning Committees of Wiltshire Council both the Verbena Court and Longleaze Lane care homes planning applications had been considered, however, as they are in the town a representative from the parish council had not attended to speak to the application. Therefore, a steer was sought from Members if they wished to nominate a representative to attend meetings to speak to planning applications not within the parish, if objections had been raised.

**Recommendation:** When objecting to large planning applications outside of the parish to nominate a Member to attend a Wiltshire Council Planning Committee meeting if called in by the Town Council.

**50/24 To receive Apologies and approval of reasons given**

Apologies were received from Councillor Pafford who was on holiday and Councillor Chivers who had a medical appointment.

The Clerk informed the meeting Councillor Chivers was happy for Councillor Franks to be his permanent substitute, if unavailable and had signed a form to this effect.

**Resolved:** To note and approve the reasons for absence.

**51/24 Declarations of Interest**

**a) To receive Declarations of Interest**

Councillor Richardson declared a non pecuniary interest in planning application PL/2024/04760 regarding 84 Corsham Road and agenda item 13(d) relating to an enforcement query relating to 214 Corsham Road, Whitley as both homeowners were known to him.

Councillor Franks declared a non pecuniary interest in agenda item 15(c)(i) relating to Bloor Homes proposals at New Road Farm, as he knew the landowner.

**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 has a dispensation lodged with Wiltshire Council dealing with S106 agreements relating to planning applications within the parish.

**52/24** **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 agenda item **11(c), 14(a) & 15(c)(ii)** as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.*

Councillor Wood advised items 11(c), 14(a) regarding Neighbourhood Plan (NHP#2) be held in closed session as information was not yet in the public domain. It was also asked if item 15(c)(ii) could also be held in closed session as the landowner did not wish the information to be in the public domain as yet.

**Resolved:** To hold items 11(c), 14(a) and 15(c)(ii) in closed session for the reasons given.

**53/24** **Public Participation**

**To consider the following new Planning Applications:**

**PL/2024/04040**: 6 Beeches Green, Shaw. Change of use from agricultural to domestic land at the rear of numbers 5, 6 and 7 Beeches Green, Shaw.

**Comments:** No objection.

**PL/2024/04223**: 19 Lancaster Road, Bowerhill. Construction of new single storey building to the rear of the site with the removal of the existing conservatory. Work also includes the removal of the garage and associated raised platform.

Concern was raised at the impact additional parking on Lancaster Road would have in exacerbating existing parking issues.

**Comments:** Given the concerns at the lack of parking provision proposed, the council cannot comment on this application at this stage and support the Highway Engineer in seeking a block plan to illustrate the suggested revised access and car parking as suggested in the Design & Access Statement submitted.

**PL/2024/04460**: Little Bowerhill Farm, 457 Bowerhill Lane, Bowerhill. Erection of a self-build rural workers dwelling and associated infrastructure.

The Clerk explained for transparency the parish council had used the ground workers based at Little Bowerhill Farm previously.

**Comments:** No objection, as long as there is a continued agricultural tie to the building and it is not sold off in the future as a separate dwelling if the agricultural tie is removed.

**PL/2024/04760:** 84 Corsham Road. Removal of existing conservatory to main house and garage in garden. New extension and internal alterations to main house. New annex within garden to provide guest sleeping accommodation.

**Comments:** No objection, as long as the annex remains part of the main dwelling and is not made into or sold as a separate dwelling in the future.

**PL/2024/04498:** **2a Valldata House, Valldata, Halifax Road, Bowerhill.** Enlargement of the office space to the North of the plot, with the addition of a first-floor extension and a new two-storey space to the West side. Adaptation of the land to the North of the plot to provide 23 new parking spaces, facilitated by new vehicular access to the adjacent road (Lancaster Road).

Whilst improvements were being made to the building, the following concerns were raised:

- The loss of the grassed areas to the front of the property which provides a scenic layout to the entrance of Bowerhill Industrial Estate.
- The proposed biodiversity net gain in planting 5 trees against the loss of a large green area is not adequate.
- The proposed new entrance is opposite one of the busiest areas on Bowerhill Industrial Estate and also opposite the only late-night post box for the area, which is used by businesses on Bowerhill Industrial Estate, with people often pulling in to park opposite the proposed new entrance to use it.
- Road safety concerns, particularly as vehicles often come around the roundabout onto Lancaster Road at high speeds.
- The lack of EV charging points.

**Comments:** In its present format, the parish council object to the proposed additional entrance off of Lancaster Road from a highway safety point of view and ask that the additional parking is accessed from the existing parking provision for the building via the access on Halifax Road.

Given the loss of green space, the parish council ask that additional planting is placed around the car park boundary with Lancaster Road, in order to provide a green space between the road and the car park. They also ask that EV charging provision is also installed commensurate to the size of the proposed additional parking.

If Wiltshire Council are minded to approve the application this Council ask that additional planting is provided between the parking and Lancaster Road in order to soften the landscape.

**PL/2024/04061: Melksham Library, Lowbourne, Melksham.** Demolition of former Library, adjoining clinic building and the former education centre to the rear of the site at Lowbourne, Melksham. Applicant Wiltshire Council

It was noted whilst this application is not in the parish, it is part of the revised draft Neighbourhood Plan as a site allocation.

Members noted a Melksham Without noticeboard currently decommissioned given its condition would also be removed as part of the demolition.

**Comments:** To accept the proposal.

**54/24 Revised/Amended Plans/Additional Information:** To comment on any revised/amended plans/additional information on planning applications received within the required **timeframe (14 days)**.

None received.

## **55/24 Tree Preservation Orders**

### **a) Land off Littleworth Lane, Whitley**

In order to safeguard the visual amenity and character of the local area, Wiltshire Council have made a Provisional Tree Preservation Order on 26 April relating to 13 individual oak trees and a woodland (including mixed species) on land off of Littleworth Lane, Whitley and

sought the views of the Parish Council as an interested party.

**Resolved:** To support the application.

**b) Land off Beanacre Road, Beanacre**

In order to safeguard the visual amenity, wildlife and character of the area, Wiltshire Council have made a Tree Preservation order on 21 May relating to several trees (1 x beech, 1 x London plane, 1 x silver birch, 1 x black pine and 1 x oak) on land off of Beanacre Road and sought the views of the Parish Council as an interested party.

**Resolved:** To support the application.

**56/24 Planning Decisions**

**a) Land at Verbena Court (PL/2023/06976). Construction of care home.**

Members noted at a Strategic Planning Committee meeting of Wiltshire Council on 4 June planning approval had been given for a 71-bed care home on land at Verbena Court.

The Clerk explained at the meeting all the points raised by the parish council with regard to the land's planning history, in particular that the land was originally earmarked for a community centre and not for a care home had been raised.

**57/24 Planning Appeals**

**a) Land to the West of Semington Road, Melksham. Outline permission for up to 53 dwellings including formation of access and associated works, with all other matters reserved (PL/2022/08155).**

Members noted the applicant had appealed the decision of Wiltshire Council to refuse planning permission, however, a date for the appeal hearing had not been set.

**Resolved:** For Councillors Wood and Glover (if available) to attend the hearing following confirmation of the date of the hearing.

**58/24 Lime Down Solar Farm Public Consultation:**

**a) Meeting on Wednesday, 12 June at 12pm**

Members noted a meeting had been arranged with Lime Down Solar in order to receive an update on the consultation and next stages. The Clerk informed the meeting Lime Down Solar had sought a steer

on what issues Members may raise and therefore had suggested battery storage proposals in Whitley and how the underground cables connect to Beanacre, which Members agreed, as well as seeking answers on what will happen next. It was also agreed to ask how long the formal consultation period would be for, and if it could be extended to give parish councils etc a longer period of time to respond to the consultation rather than the usual 28-day period.

**b) To note response to consultation from other stakeholders**

It was noted both Atworth Parish Council and Melksham Town Council had provided a response to the consultation. A presentation recently made at a Northern Area Flood Ops meeting by Councillor John Buckley, Luckington & Alderton Parish Council on Lime Down Solar's proposals had also been circulated to Members for information. The presentation included information on its potential threats, such as loss of productive farmland, visual amenity, height of the panels, flood risks (particularly as the parish is downstream from the proposed new solar farm north of the County) and the effect of 'run off' and the problems this causes.

**c) To note recent motions regarding "cumulative effect" at Wiltshire Council and Parliament in recent weeks and consider submitting request to Melksham Neighbourhood Plan for policy review covering cumulative effect, and underground cables and supporting infrastructure.**

Members noted a cumulative effect motion had been made by Wiltshire Councillor Phil Alford at a recent Wiltshire Council meeting which asked for the Government to give guidance on what is meant by 'cumulative effect'.

Councillor Richardson who attended the meeting had asked if Wiltshire Council could include something in the motion, regarding only allowing solar development on good quality farm land when it is necessary and who decides 'when it is necessary' and to ask the Secretary of State to also give advice on this. Unfortunately, this request had been declined on the grounds that it is within Wiltshire Council's remit to decide this, however, he would be chasing this up with them, as he felt they did not have a remit to make this decision.

There was also a recent Ministerial Statement regarding the cumulative effect of solar farms.

The Clerk asked if Members wished the Neighbourhood Plan Steering Group to re-look at their JMNP#2 policy 2 regarding solar panels and battery storage and make sure cumulative effect and underground cabling is included in the policy.

**Recommendation:** To ask the Neighbourhood Steering Group to

review Policy 2 in the draft revised Neighbourhood Plan (JMNP#2) regarding the cumulative effect of solar farms and underground cabling.

**59/24 Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.

a) **Blackmore Farm (Planning Application PL/2023/11188):** Outline permission for demolition of agricultural outbuildings and development of up to 500 dwellings; up to 5,000m<sup>2</sup> of employment (class E(g)(i)) & class E(g)(ii); land for primary school (class F1); land for mixed use hub (class E/class F); open space; provision of access infrastructure from Sandridge Common; and provision of all associated infrastructure necessary to facilitate the development of the site.

It was noted Wiltshire Council had extended their decision deadline to 27 December 2024. The following documents were also available on the planning portal:

- Email from the Play and Leisure Strategy Officer confirming the sports provision target site/definition statement for the S106 Agreement ie: A sports contribution of £118,000 towards a 3G artificial turf pitch within the Melksham Community Area and/or sports, pitch or ancillary provision within the vicinity of the land.
- A response from Wessex Water rejected the 3 proposed connections to the existing 150mm foul sewer and stated their required alternative, but expressed reservations about future foul drainage capacity in the area.
- A response to consultee comments which included queries raised by the parish council, such as the lack of reference to a potential eastern bypass in proposals.

b) **Proposed Primary School, Land at Pathfinder Way, Bowerhill. Reserved Matters application (PL/2023/08046)** pursuant to outline permission 16/01123/OUT relating to the appearance, landscaping, layout and scale of the proposed primary school (including Nursery and SEN provision).

No update to report.

**60/24 Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.

a) **30 Grasmere, Bowerhill.**

Having noted major building work underway to the rear of 30 Grasmere accessed via a gap created in the wall fronting Falcon Way on Highway land, Planning Enforcement had been contacted to ascertain if planning consent had been obtained. Planning Enforcement confirmed the



owners were completing permitted development works that did not require planning permission.

Wiltshire Council Highways had confirmed the builder was going to apply for a licence for storage of materials on the highway.

**b) 489a Semington Road.**

- i) Members noted the concerns of a resident at breaches of planning conditions relating to the recently built garage (PL/2021/06824) potentially being used as a dwelling which had been forwarded to Planning Enforcement for investigation.
- ii) Regarding the Annex and the Certificate of Lawfulness for its use as a dwelling which had been refused by the Planning Inspectorate. Planning Enforcement confirmed the owner had sought legal advice and from this had submitted a new application, unfortunately, due to technical issues this was showing as invalid on the planning system and was being looked into so it could be registered and determined.

**c) Lancaster House, Bowerhill**

Having contacted Planning for an update, they had confirmed the application for retrospective fencing (PL/2023/11068) had been withdrawn and a planning enforcement case was still on-going.

Councillor Harris informed the meeting he had noted the fencing had recently been removed.

**d) 214 Corsham Road, Whitley**

Planning Enforcement had been contacted to ascertain if planning permission had been sought for the garage to be used as a holiday let, however, a response had not yet been received.

**61/24 Planning Policy**

**a) Neighbourhood Planning**

**i) To note the draft Steering Group minutes & Confidential Notes of meetings held on 15 May & 5 June**

Members noted the Steering Group minutes and Confidential Notes of the meeting held on 15 May. The minutes of the 5 June meeting would be circulated in due course.

- ii) **To consider update on progress from the latest Steering Group meeting**

**HELD IN CLOSED SESSION.**

- iii) **To reflect on responses to planning applications for monitoring of the Neighbourhood Plan**

Please refer to min 58(c) above.

**b) Proposed changes to Licencing Act. To consider submitting a response to the consultation**

Proposed changes to the Licensing Act were being proposed as follows:

Option 1 – Make permanent the temporary regulatory easements for off-sales under the Business and Planning Act 2020, whereby any on-sales alcohol premise licence automatically covers off-sales as well.

Or

Option 2 – Amend the Licensing Act to extend the definition of on-sales so that it includes consumption in a licenced pavement area.

Or

Option 3 – Amend the Licensing Act to permit on-sales only premises licence holders the right to make off-sales to any area for which there is a pavement licence.

**Recommendation:** To submit a response to the consultation supporting Option 2.

**62/24 S106 Agreements and Developer meetings: (Standing Item)**

**a) Updates on ongoing and new S106 Agreements**

**i) Pathfinder Place:**

The Clerk explained resurfacing works were due to take place on Newall Road, however, this had not taken place as planned which was frustrating.

Councillor Baines reported Maitland Place had been resurfaced apart from the entrance and suggested this could be due to this part of the road abutting the adopted highway, which may have a different set of rules. He also noted provision was being made for an additional piece of footway adjacent to the bus stop to take account of the desire line between the bus stop and Newall Road.

**iii) Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**

No update to report.

**iv) Land to rear of Townsend Farm for 50 dwellings (PL/2023/00808)**

No update to report.

**v) Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504).**

**HELD IN CLOSED SESSION.**

**b) To note any S106 decisions made under delegated powers**

None to report.

**c) Contact with developers**

**i) To receive notes of meeting held on 21 May with Bloor Homes re New Road Farm site.**

In line with the Council Pre-App policy, the notes from the meeting held on 21 May are included within the minutes below:

Those in attendance at the meeting included from Melksham Without Parish Council: Councillors Alan Baines, David Pafford, Mark Harris, Teresa Strange, Clerk and Lorraine McRandle, Parish Officer. From Bloor Homes: Jonathan Dodd, Planning Manager and Adam Rickenback, also in attendance were Matthew Roberts, JBP; Neil Mantel, Planning Consultant and Davide Respini, Senior Urban Designer.

Jonathan explained since meeting the council in November 2023 updates had been made to the Concept Plan, which excluded the previous wider land holding with a lesser scheme drawn-up in accordance with the Local Plan policy area only.

Proposals for the site now included:

- c285 dwellings (reduced from c350) in accordance with the Local Plan policy.
- Two accesses off the A3102 (with one off the Eastern Way roundabout).
- A 0.4ha 100 place nursery.
- Increase in green infrastructure.

- Cycle links to connect to other cycle routes in the area, as well as cycle links within the site.

Jonathan explained it was anticipated a planning application would be submitted to Wiltshire Council in September, which Wiltshire Council were receptive to and sought the parish council's view on the proposals.

Councillor Pafford welcomed proposals which were in conformity with the Local Plan, with the parish council's previous concerns having related to the scale of the development proposed.

Q: Whilst two accesses are proposed, is the access to the West an emergency/pedestrian access and will removable bollards be installed? If a full access, the parish council might prefer to see a no right turn, in order to ease traffic flow.

A: It is a full access to serve the south western parcel of the site and provide a loop around the development. Discussions have been held with the Highways Team, but the traffic modelling is still taking place, however, they could go away and discuss possibility of a no right turn into the western access.

Q: There is an access road in the proposed plans leading to the north west boundary, is this to access possible future development? If so, can new residents be made aware when promoting the site and not at a later date, which has happened elsewhere in the parish.

A: The access to adjacent land to the north west is an aspiration of the Local Plan and therefore included, however, Bloor have no control over this land.

Q: Will there be a pedestrian link to existing adjacent development, which is a policy of Wiltshire Council?

A: A link is included in the design up to the boundary on the west side of the site. Unfortunately, there is a strip of land in third party ownership on the adjacent site therefore, the delivery of this link cannot be provided. However, Wiltshire Council have assisted elsewhere with similar issues in trying to get connectivity between new and existing developments and hope they can do the same here.

Q: Where will the nursery be? Will there be money for it in the S106 Agreement and how much parking will be provided?

There are concerns people will have to go to two different locations to drop off nursery and primary aged children, as no primary school is proposed on site. The nearest primary school currently being

Forest & Sandridge until a planning application at nearby Blackmore Farm is approved, which includes a primary school.

A: Land for a nursery has been safeguarded near the entrance of the site off of the Eastern Way roundabout. However, the current design is indicative, as the nursery will be built by a provider and not Bloor. Whether it would be included in the S106 Agreement and what the trigger points for the delivery would be are unclear at this stage and might not be required early on in the scheme.

Jonathan explained it was intended to submit a hybrid planning application, which was an outline application over all the site with one section in the south west corner in full detail for c70 dwellings whereas usually, an outline application is submitted for a full site followed by reserved matters. The rest of the site would be subject to a reserved matters application in the future with Wiltshire Council receptive to this approach.

The views of the parish council were sought on the design with the Clerk and Members directing Jonathon to the Melksham Design Code and Guide which he had a copy of, and in researching for the Design Guide had agreed that the parish council did not like the Pathfinder Way development, however, did like the design of Bowood View (Bellway) on Semington Road as it provided a sense of openness, was not so dense, affordable units were also indistinguishable to market housing, there is also plenty of off-street parking available.

Other aspects of design prefer to see:

- Mix of different styles and design of dwellings in different materials ie brick and render.
- Key cornerstone (way-finder) buildings to help people navigate around the development easier.

The Clerk agreed to send the parish council's comments on the Wiltshire Council Design Guide, along with the application number for the Bowood View development.

Jonathan informed the meeting there needed to be an agreed design code between both the parish council and Wiltshire Council.

With regard to way finder type dwellings Jonathan confirmed these would be located within the design and whilst Bloor preferred not to include 3 storey dwellings, they were helpful in providing variation within a development and therefore maybe included within the development, however, would be sparsely located around the site in key locations.

It was explained the parish council were not keen on this type of dwelling, particularly adjacent to existing housing development.

Further questions were sought on the character/design of the site:

Q: Will the design include renewables such as solar panels on roofs with battery storage?

A: Dwellings will be designed to the Future Homes Standard which comes coming into force in 2025 and will include lots of insulation, solar PV and air source heat pumps, as well as charging points for every home. Battery storage could be designed in but would not reduce Grid loading.

Q: As meeting the Local Plan allocation are you meeting the Local Plan affordable housing ratio of 40%.

A: It is Intended to provide 40% affordable housing, however 40% was not the ratio when the site was brought and is currently 30%. Maybe challenging Wiltshire Council on some policies within the Local Plan as they are beyond national standards, however, on affordable housing will try and go with Wiltshire Council's wishes.

The Clerk informed the meeting, the emerging Neighbourhood Plan (JMNP#2) had determined a split of type and tenure of affordable housing to meet the Housing Needs Assessment evidence and agreed to send this information through to Jonathan.

Q: How many play areas will be provided and open spaces?

A: 4 play areas will be provided which will probably include a Local Equipped Area of Play (LEAP) and 3 Local Areas of Play (LAP) within the open space corridor.

Q: Will an informal area of play be provided for somewhere for children to kick a ball around, as well as a teen shelter in an appropriate location.

The Clerk informed the meeting the parish council would like the option to take on the play areas.

A: There is an area within the LEAP that could be used for informal play. Can consider the option of the parish council taking on the play areas, with something included in the S106 Agreement to this regard. Currently the nearest play area is adjacent to Forest & Sandridge School which whilst walkable requires people have to cross the A3102, therefore could consider getting people to the facilities which already exist.

Q: Will there be shared space with pedestrians. There have been issues with the East of Melksham Development, with some properties having no gardens in front and people effectively stepping out into the road which is not delineated in a different colour/surface. Therefore, pedestrians think they are on a footpath and delivery drivers for instance think they are on a road.

The Clerk agreed to send details through and provide examples.

A: Shared spaces are proposed however, these would not be as part of the main road hierarchy, but included further into the development.

Q: Will there be visitor parking, similar to Bowood View, which has plenty of visitor parking available.

A: Yes, there will be visitor parking in line with Wiltshire Council standard.

Q: Will the attenuation pond have fencing around and include a lifebuoy, like at the adjacent Barratt Homes development.

A: It depends on the depth of the attenuation pond if fencing is installed.

Q: Whilst welcoming the provision of trees within the development, where will these be planted so as not to break up the footway and cause issues for residents if planted adjacent to their properties.

The parish council would prefer to see trees adjacent to the road planted in tree pits and in the middle of public open spaces away from properties.

A: It is proposed to have tree line streets when entering the development, however, can look at separating trees sufficiently from roads and walls, so as not to cause damage in the future.

Q: Will there be provision for the maintenance of the trees, planting, public open spaces and bin emptying in the period whilst the houses are being sold and occupied, but before the management company contract commences.

A: Understand the issue, however, most developers work to the model of employing a Management Company once the houses are occupied, however it is unclear whether this model will be in place once the site has been delivered. However, will provide a point of contact once on site if any issues arise.

## Public Consultation

Guidance was sought from Bloor on what was the best way to undertake public consultation and engage with the community and to find out what people wanted as a result of this development.

The following suggestions were put forward:

- Drop in events in various areas such as the hall adjacent to St Andrews Church and the Campus, with the Clerk agreeing to forward the contact details.
- Article in Melksham News however, this was not delivered to Sandridge Common including Lopes Close. The Clerk agreed to forward the contact details.
- Contact with Melksham Town Council and Wiltshire Councillors for the area.
- Contact the Lopes Close Residents' Association. The Clerk agreed to forward the contact details.

Members raised a concern at the impact of additional traffic on New Road which was used as a rat run noting a Wiltshire Council Highway Engineer had recently expressed concern at the condition of the verges and passing places. Concern was also raised at the impact additional traffic would have on Lacock and the medieval single-track bridges.

The Clerk agreed to forward the contact details of a strategic highway planner to discuss the concerns of New Road.

Jonathan explained prior to an application being submitted in September, a further meeting would be arranged with the parish council.

Since the meeting, the Clerk explained she had followed up with Martin Rose, Principal Highway Engineer, in order to try and navigate a way forward regarding the concerns of New Road being a rat run in finding someone in Highways to put their comments in now to inform Bloor Homes of possible solutions, prior to a planning application being submitted.

**Resolved:** To approve the notes as a true record of the meeting and include in the minutes and to send a copy of the notes to Bloor Homes.

ii) **To receive notes of developer meeting held on 5 June.**

**HELD IN CLOSED SESSION.**

Meeting closed at 20.30pm

Signed: .....  
Chair, Full Council, 17 June 2024