

**MINUTES of the Planning Committee of Melksham Without Parish Council
held on Monday, 26 February 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 (Chair of Council); David Pafford (Vice Chair of Council); Alan Baines (Vice Chair of Planning); Mark Harris and Peter Richardson

Officer: Lorraine McRandle, Parish Officer

In attendance: Wiltshire Councillor Phil Alford (Melksham Without North & Shurnhold), Councillors Martin Franks and Nathan Keates and 7 members of public present.

Via Zoom: Teresa Strange, Clerk

437/23 Welcome, Announcements & Housekeeping

Councillor Wood welcomed everyone to the meeting and went through the fire evacuation procedures for the building. He informed everyone, the meeting was being recorded to aid the production of the minutes would be uploaded to YouTube, and deleted in due course once the minutes had been approved.

438/23 To receive Apologies and approval of reasons given

There were no apologies, however, it was noted Councillor Chivers was not present.

439/23 Declarations of Interest

a) To receive Declarations of Interest

The Clerk whilst not a voting Member, declared an interest in planning application PL/2024/01458: 1 Swift Way, Bowerhill: Extension to existing warehouse, as she had a family member who worked there.

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.

430/23 **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 where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.*

Councillor Wood advised item 11(a)(i) regarding an update on the Neighbourhood Plan (NHP#2) be held in closed session.

Resolved: To hold item 11(a)(i) in closed session.

431/23 Public Participation

Standing Orders were suspended to allow Wiltshire Councillor Alford and members of the public to speak to items on the agenda.

Planning Application PL/2023/11068: 5 Lancaster Park Industrial Estate: Erection of timber panel fence with advertising sign

The owner of 1 Lancaster House explained the applicant in the application form had referred to the land as being owned by the landlord, which was not the case and therefore should never have been built.

Concern was expressed the fencing was an eyesore, being 2m high domestic type fencing, which spoilt the fabric of the building and was out of keeping with the area. Concern was also expressed this impacted on passing trade for small businesses in the area.

PL/2024/01559: 178a Woodrow Road, Forest, Melksham and proposed 4 dwellings after demolition of existing dwelling.

Several residents of Woodrow Road were in attendance and raised the following objections/concerns with regard to the proposals:

- Overdevelopment of the site.
- Backland development.
- Lack of amenity space for the proposed dwellings.
- Highway safety concerns with regard to access/egress onto Woodrow Road and the impact additional traffic would have on Woodrow Road/Forest Road.
- Not in keeping with the street scene.
- Plots 1 & 2 are located in front of the building line of 178 Woodrow Road and moved forward of the previous building line.
- Lack of visitor parking, which may cause visitors to park on the road, causing issues for other road users who already have to negotiate several parked vehicles along Woodrow Road.

Councillor Wood invited the applicant to speak to their proposals for the site, however they indicated they did not wish to speak.

Wiltshire Councillor Alford explained he was currently talking to the planning officer regarding proposals and was considering 'calling in' the application for consideration at a Wiltshire Council Planning Committee and had concerns relating to the development being out of keeping with the area, as well as highway safety concerns, the overdevelopment of the site and the sight line being forward of adjacent buildings with the potential for overshadowing of existing properties. Concern was also expressed at the clearing of the site of several trees resulting in the planning officers not being able to comment on the retention of vegetation for screening of the development from existing properties.

The meeting went back into closed session.

432/23 To consider the following new Planning Applications:

[PL/2024/01559](#): 178a Woodrow Road, Forest, Melksham. Proposed 4 dwellings after demolition of existing dwelling.

Comments: Melksham Without Parish Council **STRONGLY OBJECTS** to the suggested gross overdevelopment of this rural site and the creation of tandem development.

None of the plots have adequate private amenity space. Plots 3 & 4 represent the worse aspects of backland development.

The massive increase in hard impervious surfaces would create vastly more surface water run-off, and is likely to cause flooding issues in the locality. There is no proposed construction of any attenuation features, with the applicant stating in the application form that there is no SUDS plan and that they intend for the surface water to enter into the existing watercourse. The premature removal of established vegetation has already had a detrimental effect on run-off and biodiversity.

Any re-development of this site must be in accordance with the pre-application advice given by the planning officer on 11 November 2022 (ENQ/2022/01521) which is for 2 dwellings.

This council is aware that there has been internal property flooding in the last few weeks, as well as in previous years, from surface water flooding in Lower Woodrow. Rhotteridge Farm had reported internal property flooding during Storm Henk in January 2024, with the Drainage team aware. Can you please therefore consult the Drainage team on this application.

Several times in the last few years, and during Storm Henk on 4 January 2024, the pumping station in Woodrow failed and cannot cope with the capacity in heavy rain, with 161 Woodrow Road having to be sandbagged for 'backed up' sewerage, with several other properties on Woodrow Road having sewage and water in their gardens and garages during Storm Henk. Can you therefore please consult Wessex Water on this application as there are concerns on the strain that these additional houses would put on the sewage network.

There is no provision for visitor parking within the site and that will lead to obstruction on the highway, where there are already problems created by inconsiderate parking. This conflicts with Wiltshire Council's parking standards, which seek 0.2 visitor parking spaces per dwelling.

The location of Plots 1 & 2 is in advance of the well-established building line, being incongruous with the existing street scene and may create shadowing issues for the neighbouring property.

Attention is drawn to Melksham's Design Guidelines and Codes which forms part of the evidence base for the review of Melksham's Neighbourhood Plan (JMNP2), which has recently gone out to Regulation 14 consultation:

https://www.melkshamneighbourhoodplan.org/files/ugd/c4c117_deba1f1a4db7400590f1268b0e78c591.pdf

Members asked that the planning application be 'called in' for consideration at a Wiltshire Council Planning Committee, if the planning officer were minded to approve the application.

Wiltshire Councillor Phil Alford and 4 members of public left the meeting at 7.29pm.

PL/2023/11068: 5 Lancaster Park Industrial Estate, Lancaster Road, Bowerhill. Erection of timber panel fence with advertising sign.

Councillor Harris raised a concern the fencing was an eyesore and out of keeping with the area. It was also understood there were covenants in place on the land, which meant it could only be used for emergency access and egress, therefore any fencing and a locked gate blocks off the applicant's emergency

access/egress. It was also noted the fencing currently in-situ is taller than the fencing the applicant is applying for and was also in front of the building line.

Whilst in the application form it stated who the current owners of the land were, Councillor Harris noted in fact as the previous landowners had gone into liquidation, the land had reverted to the Crown. However, they did own the building which the applicant was a tenant of.

Comments: The Parish Council **STRONGLY OBJECT** to this application, as it is completely out of character with the rest of the street scene and not in accordance with the covenants associated with the land, in addition the applicant has already erected fencing in advance of permission and at a taller height than the application details.

The remaining members of public, left the meeting at this point.

[PL/2023/09968](#): Snarlton Farm, Snarlton Lane. Change of use of land from agricultural to commercial. Extension to commercial building (Ref: PL/2023/04036), extension specifically falling under use class B2/B8, associated works and associated parking.

Comments: The parish council have no objection, as long as Highways are happy with proposals in relation to potential conflict between vehicles and pedestrians using PROW MELW41 (Browns Lane), particularly as there is a proposed access from the lane to a proposed adjacent development at Blackmore Farm, which is currently subject to two concurrent planning applications ie: PL/2023/01949 for 650 dwellings and PL/20223/11188 for 500 dwellings.

The parish council ask that solar panels are installed on the roof for energy generation for the building.

[PL/2024/00624](#): Upper Beanacre Farm, Beanacre. Removal of the most recent, (2005) additions, internal alterations and erection of a two-storey extension and single-storey garden room. (Householder Application)

Comments: To welcome proposals.

[PL/2024/00841](#): Upper Beanacre Farm, Beanacre. Removal of the most recent, (2005) additions, internal alterations and erection of a two-storey extension and single-storey garden room. (Listed Building Consent)

Comments: To welcome proposals.

[PL/2024/00827:](#)

19 Sunderland Close, Bowerhill. Proposed conversion of garage to playroom, together with erection of carport.

Comments: No objection.

[PL/2024/00867:](#)

The Milk Churn, Commerce Way, Melksham. Proposal for the installation of three rapid electric vehicle charging stations and ancillary equipment within the car park of The Milk Churn Pub. Three existing parking spaces will become EV charging bays.

Comments: To welcome proposals.

[PL/2024/01377:](#)

Westlands Farm, Westlands Lane, Whitley. Variation of conditions 1 (approved plans), 2 (soft landscaping) and 7 (Construction Traffic Management Plan) on PL/2022/02615.

Comments: No objection and to ask the applicant for an increase in their 'Community' contribution, given they are increasing the size of their site.

[PL/2024/01378:](#)

Westlands Farm, Westland Lane, Whitley. Variation of conditions 1 (approved plans), 2 (soft landscaping) and 7 (Construction Traffic Plan) on PL/2022/02614. Removal/Variation of conditions.

Comments: No objection and to ask the applicant for an increase in their 'community' contribution, given they are increasing the size of their site.

[PL/2024/01458:](#)

1 Swift Way, Bowerhill. Extension to existing warehouse. Applicant Gompels Healthcare Ltd

Comments: Whilst having no objection, ask that the applicant consider the installation of solar panels on the roof of the extension, for energy generation for the building.

433/23

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

PL/2023/10488: Fields North of Melksham Oak School. Proposed surfaced and lit shared use path (SUP) from new development at East Melksham (Hunters Wood) across adjacent fields that connects access to Melksham Oak School and joins the A365 via a route through Woolmore Farm.

The Clerk explained she was seeking clarification from Planning on comments raised by Wiltshire Councillor Nick Holder at the Full Council meeting on 19 February, that the application was going out for re-consultation following comments raised by various consultees. It was unclear what consultees were being asked to comment on, as only an updated ecology report was available to review which Members had commented on at the same meeting.

Having looked at the comments on the Planning Portal, it appeared the Rights of Way Team had made a few observations and sought clarification that MELW18 would not need to be modified and that access through Woolmore Farm would not be compromised.

434/23

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

**a) 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 to report.

b) Blackmore Farm (Planning Application PL/2023/11188): Outline permission for demolition of agricultural outbuildings and development of up to 500 dwellings; up to 5,000m² 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.

i) To note correspondence from Mary Noyce, Technical Team Manager regarding play provision.

The Clerk explained following observations raised at a previous Planning Committee meeting regarding the

provision of a 'destination' play area, she had contacted Mary Noyce seeking clarification on play provision proposals.

It was noted in the response, a Local Area of Play (LAP) was also proposed, however, Wiltshire Council had similar concerns as the parish council in the lack of play value this type of facility has and therefore, suggested this be replaced with a trim trail, with the Clerk explaining given the parish council had previously requested the provision of a trim trail in previous developments instead of LAPs had agreed with this suggestion.

- c) Snarlton Farm (Planning Application PL/2023/07107); Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way for the erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating classes E(b), E(g) and F2(b) and (c)); open space and dedicated play space and service infrastructure and associated works.**

Members noted the planning application had been withdrawn by the applicant.

- d) 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).**

- i) To note correspondence from the Clerk to the Planning Officer regarding access and the protection/preservation of the school site.**

The Clerk stated she had written to Wiltshire Council to reiterate, having spoken to Wiltshire Councillor Nick Holder, of the need for having a secondary access into the school, so pedestrians were therefore not in conflict with vehicles accessing the car park. The Clerk had also asked, given the parish council were looking for improved routes coming from the West ie Berryfield, for a rear access to the school.

- e) Land rear of 52e Chapel Lane, Beanacre (PL/2023/05883). Erection of 3 dwellings, with access, parking and associated works, including landscaping (outlie application with all matters reserved – Resubmission of PL/2022/06389)**

No update to report, but would chase an update as residents had been in touch.

f) Land rear of Townsend Farm for 53 dwellings (PL/2022/08155).

Members noted the application would be going back to a Strategic Planning Committee meeting for consideration following recent changes to the National Planning Policy Framework (NPPF).

435/23 Planning Enforcement: To note any new planning enforcement queries raised and updates on previous enforcement queries.

a) 46 Belvedere Road, Bowerhill

Members noted correspondence from Planning Enforcement which confirmed a planning application had been submitted to the Tree Officer to reduce the size of the oak to the rear of 46 Belvedere Road by 50%.

b) 18 Mallard Close, Bowerhill

Members noted correspondence from Planning Enforcement confirming fencing and new entry/exit to the rear of the property had been erected under Permitted Development Rights.

436/23 Planning Appeal

a) To note following an Appeal, the Planning Inspector, has refused planning permission for 30 dwellings at land South of Pound Lane, Semington (PL/2023/09397).

Members noted this application had been turned down following recent changes to the National Planning Policy Framework (NPPF) which was good news, they welcomed the evidence that the changes were already being used to refuse speculative planning applications.

437/23 Planning Policy

a) Neighbourhood Planning

i) To receive update on NHP#2.

THIS ITEM WAS HELD IN CLOSED SESSION

It was agreed whilst Councillors Franks and Keates were not members of the Planning Committee, they could stay in the meeting to receive an update on NHP#2.

Following Melksham Without Parish Councillors being provided an update on the various challenges made during Regulation 14 consultation and the proposed way forward at a Full Council

meeting on 19 February, Councillor Pafford had attended a meeting of Melksham Town Council's Economic Development Committee on 20 February, in order to provide them with the same update, with the Committee being supportive of the suggested way forward.

The Clerk explained she had been contacted by a business on Bowerhill Industrial Estate earlier in the day, concerned at the lack of employment space available in Bowerhill in order to expand and expressed frustration Wiltshire Council were not doing more to facilitate business expansion in Melksham.

Members noted a Neighbourhood Plan Steering Group meeting was due to be held on Wednesday, 28 February, with Councillor Baines agreeing to substitute for Councillor Glover who had to leave the meeting early due to a prior engagement.

ii) To reflect on responses to planning applications for monitoring of the Neighbourhood Plan.

The Clerk explained this was a standing item, as a 'catch all' in case something was highlighted as needed raising as part of the Neighbourhood Plan review whilst responding to planning applications.

iii) Semington Parish Neighbourhood Development Plan. To consider a response to the Regulation 14 consultation.

Melksham Without Parish Council had been sent details of the current Semington Parish Neighbourhood Plan Regulation 14 consultation as a neighbouring parish. Members were asked if they wished to comment on the Plan, with the Clerk highlighting the following policies:

POLICY 6: GREEN BLUE INFRASTRUCTURE AND NATURE RECOVERY (p26 & 27)

1. The Neighbourhood Plan identifies a Green and Blue Infrastructure (GBI) Network for the purpose of promoting nature protection and recovery as well as the necessary mitigation of climate change. The Network encompasses significant assets including Semington Brook and associated floodplain, the corridor of the Avon and Kennet Canal as shown on Map 8 together with the strong network of hedgerows and hedgerow trees.
2. Development proposals must maintain and improve the GBI of the parish in the design of their layouts and landscaping schemes, linking into and extending the Network where possible. This includes the retention of existing trees and hedgerows as an integral part of development proposals.

This includes appropriate measures to secure their protection during any construction works. Development proposals that will lead to the extension of the Network will be supported.

3. Proposals that will lead to the loss of land lying within the Network and that will undermine its integrity or functionality will be resisted, unless suitable alternative provision can be provided.

The Clerk explained this policy included the Kennet & Avon Canal and brook corridor, which spilt over to Melksham Without and therefore suggested the parish council may wish to support this policy, on how sensitive development should be considered in these areas.

POLICY 7: PROTECTING SEMINGTON'S ACTIVELY RURAL LANDSCAPE (p28)

1. Development proposals outside the Semington settlement boundary that accords with local and national policies for development in the countryside, will be supported where proposals singly and cumulatively, maintain the actively rural landscape and a sensitive settlement edge. New development will, where appropriate, be expected to:
 - a. respect and respond to the landscape character sensitivities of the area as identified in the Semington Landscape and Visual Appraisal; and,
 - b. maintain and enhance the overall green and blue infrastructure network; and,
 - c. maintain the rural setting of smaller settlements and of farmsteads outside Semington village.
2. The Neighbourhood Plan shows an area of high landscape sensitivity, as shown on Map 10. Development in this area will only be supported where it:
 - a. maintains the actively rural landscape, the generally open character of the countryside and a sensitive settlement edge;
 - b. minimises urbanising effects, artificial lighting and traffic movements;
 - c. retains important elements of the green and blue infrastructure network and the rural landscape such as the Kennet & Avon Canal, hedgerows and trees and views;
 - d. does not adversely impact the existing landscape and recreational value of the countryside;
 - e. demonstrates compliance with Habitats Regulations and Policy SEM 1.
3. The nationally promoted and recognised route of the Kennet & Avon Canal, and its setting, is a key feature in this area of high landscape sensitivity and must be protected. Development proposals which include new buildings,

structures and land uses that would undermine the rural, undeveloped nature of the setting to the Canal will not be permitted.

4. The Neighbourhood Plan identifies 22 key views on Map 9. Proposals for development should take into account the key views, and should not cause undue harm to the natural or historic landscape features that contribute to their acknowledged value.
5. Proposals must also demonstrate compliance with Habitats Regulations and Policy SEM

The Clerk highlighted this policy was similar to the draft Melksham Neighbourhood Plan (JMNP2) Green Wedge Policy. Evidence from their “sensitivity” study had been used, which covered their boundary up to the canal and Melksham Without’s boundary, therefore, it would be useful to support the policy and to comment that both Melksham’s and Semington’s neighbourhood plans/parishes were aware of what each other were doing in relation to their respective plans.

**POLICY 10: HOUSING ALLOCATION POLICY (p37 & 38)
Land to the west of Turnpike Close (the Auction Field) for approximately 40 dwellings to enable a local shop.**

1. Land to the west of Turnpike Close, (known locally as the Auction Field) as defined on Map 13, is allocated for the development of a village shop (use class F2(a)).
2. To enable the provision of the village shop, up to 40 dwellings will be supported on the site. The housing development should:
 - a. Meet local needs, as identified in the Semington Parish Housing Needs Survey (2021), the Swindon and Wiltshire SHMA 2017, and any subsequent updates, this should include at least 30% affordable homes;
 - b. Meet the requirements of the Semington Character and Design Statement in terms of the design, layout, form, heights and materials. The development should reflect the existing low-medium density character of the wider area; and
 - c. Not commence until the village shop is constructed and capable of occupation for its intended use.
3. The development proposal must be informed by robust and meaningful community engagement, in accordance with the Semington Pre-Application Engagement Protocol. The overall development of the site should be informed by the 12 considerations of Building for a Healthy Life and include the following:
 - a. High quality open space, including recreation areas;
 - b. Retention of trees and hedgerows with the provision of new areas of landscaping to provide an appropriate

- buffer from the A361 and existing development;
 - c. Pedestrian linkages through the site, particularly linking the existing housing to the north to the village shop;
 - d. Safe access for all, with vehicular access from the A361 and the provision of sufficient car and cycle parking which is appropriately sited within the development; and
 - e. At least a 10% net gain for biodiversity.
4. Compliance with Habitat Regulations through adherence to the TBMS (2020, or latest iteration) must be demonstrated through a project level Habitats Regulations Assessment with regards to potential impacts on the Bath and Bradford on Avon Special Area of Conservation as set out in policy SEM 1.

The Clerk explained it would be useful to support this policy, with perhaps some commentary that in the context of the Melksham area, that this is another proactive, plan led housing allocation to be supported, rather than having speculative development in the area

Resolved: To support the above policies in Semington's Development Plan.

b) Wiltshire Community Area Joint Strategic Needs Assessment (CAJSNA) 2024.

Members noted the information contained in the Melksham Community Area Summary Data Report in relation to housing matters:

- In December 2022, there were 229 households in need of affordable homes in Melksham, while 112 affordable homes were rented in the area across 2022.
- The median house price in Wiltshire has increased by nearly 20% in the past five years, while annual gross resident earnings have seen an increase of just 13.7%.
- By 2040, Wiltshire's population aged 65 years and over is projected to increase by 43%. Currently just over a fifth of the population is in this age range but this is expected to rise to closer to a third.

438/23 S106 Agreements and Developer meetings: (Standing Item)

a) Updates on ongoing and new S106 Agreements

i) Pathfinder Place:

- To note any update on outstanding issues and consider a way forward.

The Clerk informed the meeting there was no update with regard to the maintenance access to the play area for

vehicles. This was with the Council's solicitors who were liaising with Taylor Wimpey and included the question on how Taylor Wimpey would get to the play area to replace play equipment if there is no vehicle access.

The Clerk informed Members a site meeting was due to take place later in the week with Highways and Wiltshire Councillor Nick Holder, in order to discuss outstanding highway matters. However, as she was unable to attend herself asked if anyone else was available to attend.

Councillors Wood and Harris agreed to attend.

The Clerk explained she had submitted comments to the Local Cycling Walking and Improvement Plan (LCWIP) regarding improvements to the footpath to the rear of Burnet Close, with a response received from Wiltshire Council to say it would be included in the LCWIP responses but to make the parish council aware work had started on the scheme. This had come as a surprise as for quite some time the parish council had been asking when the £140,000 S106 monies sat in Wiltshire Council's bank account for the past 4 years would be used to improve the footpath, with no response being received from correspondence sent.

The Clerk explained it was unclear when work would start on the footpath, and felt that it was still in planning not construction stage. The current route was in need of improvement, particularly following recent heavy rain, as it was currently very muddy.

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

It was noted it had previously been reported construction workers had been using Shails Lane to access the site, which had been reported to Planning Enforcement who had investigated with it confirmed this had been in error and it would not happen again.

It was noted large signs had subsequently gone in at the entrance to Shails Lane stating it was not an entrance for David Wilson Homes traffic and hopefully this would stop construction traffic using the lane going forward.

The Parish Officer explained some residents of Shails Lane had been in touch concerned that following recent heavy rains had noted the amount of water on site and the potential for future flooding to their properties, once the houses had been constructed. Therefore, they had been forwarded a

copy of the Flood Risk Assessment and Drainage Strategy for the site and hopefully information contained within the reports would alleviate their concerns.

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

It was noted Street Naming at Wiltshire Council were seeking 3 street names suggestions for this development.

It was agreed the use of Townsend as a street name would not be appropriate and could lead to confusion.

The following suggestions were put forward, which included former farmers/owners of Townsend Farm:

- Dennis Keen (most recent)
- George Pritchard (1851, 1861 & 1871 census)
- William Tayler (1881 census)
- Henry Pottow (1901 & 1911 census)

Councillor Baines agreed to discuss with Dennis Keen's son, if he was happy for their surname to be used, noting Dennis Keen had passed away over 50 years ago and therefore technically permission of existing family members was not required. He also agreed to ascertain if they knew anything about Henry Pottow.

Councillor Wood informed the meeting he was aware of a potential living relative of William Tayler and therefore agreed to speak to them on this matter.

Recommendation: To forward the following street name suggestions to Street Naming at Wiltshire Council: Pritchard, Tayler, Keen & Pottow once relatives had been spoken to.

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

No updates to note.

b) To note any S106 decisions made under delegated powers

None to note.

c) Contact with developers

The Clerk informed the meeting an architect was looking to have a pre app meeting with the parish council regarding proposals by his client for up to 9 dwellings on land at Semington Road. However,

they had not provided an exact location as yet, but were looking to hold the meeting week beginning 18 March.

Meeting closed at 20.45pm

Signed:.....
Chair, Full Council, 18 March 2024