

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 12th June 2017 at Crown Chambers, Melksham 7.00 p.m.

Present: Cllrs. Richard Wood (Council & Committee Chair), John Glover (Council Vice-Chair), Alan Baines, Gregory Coombes, Terry Chivers and Mary Pile.
Officers: Teresa Strange (Clerk) and Jo Eccleston (Parish Officer)

Cllr. Mills as an observer.

066/17 **Apologies:** Cllr. Paul Carter as he was on holiday and Cllr. Kaylum House who had a long standing family arrangement made prior to his co-option as a councillor. These were accepted.

Housekeeping: Cllr. Wood welcomed all to the meeting and explained the evacuation procedure in the event of a fire.

067/17 **Declarations of Interest:** The Parish Officer declared an interest in agenda item 5d as the site location address was listed as land to the west of her home address.

068/17 **Public Participation:** There were no members of the public present.

069/17 **Planning Applications:** The Council considered the following applications and made the following comments:

- a) **17/02904/FUL Evans Business Centre, Hampton Park West:** Proposed development of 2no. light industrial buildings to be split up internally to form 16no. units for use Class B2 and all associated external works. Applicant: Bridges Business Space LLP
Comments: *The Council OBJECTS on the grounds that the bund ameliorating noise from existing industrial development and which had been a condition of previous planning applications has been removed, and therefore its removal will not offer any noise attenuation for the existing residential development . Additionally, newt fencing (condition 20 of W/07/02079/FUL) previously instructed to be repaired, has also been removed and the Council have concerns that there are Great Crested Newts in adjoining gardens, and without the protection of the newt fencing that they will have migrated onto the proposed development site. This proposal therefore does not offer any safeguarding to the amenities in the area.*
- b) **17/03572/FUL Selves Farm House, Forest Lane, Lacock:** Construction of young stock building. Applicant: AW Doel & Son
Comments: *The Council have no objections.*
- c) **17/04471/ADV Riverside MOT Centre, Bradford Road:** 1 advertising board on perimeter fence, 1 sail stand alone sign, 1 fascia sign on site office building
Applicant: Mr Ibrahim (*application is outside the parish boundary*).
Comments: *The Council do not object, however, they have concerns that this application seeks to advertise a business which has not yet gained planning approval from Wiltshire Council and to which the Parish Council did object,*

namely planning application 17/02980/FUL – proposed car wash and valeting area.

- d) **17/04730VAR – Land west of 198 Norrington Lane, Broughton Gifford:** Minor material amendment to planning permission W/12/02072/FUL (varying conditions 4 & 10) to facilitate the “as built” plans, provision of an additional acoustic barrier and additional landscape screening. Applicant: Norrington Solar Farm Ltd (*application is outside the parish boundary*)
Comments: *The Council have no objections.*

070/17 **Planning Decisions:** The following planning decisions were noted:

- a) **16/00497/OUT Land east of Semington Road:** Outline application for the erection of up to 150 dwellings with access, new village hall and areas of open space. APPROVED
- b) **17/01095/OUT Land west of Semington Road:** Outline planning application for the residential development – formation of access and associated works (*160 dwellings*). REFUSED. It was noted from the officer’s report that a development of 160 dwellings would normally require a second access or emergency access. Points 3, 5 & 6 of the officer’s report were of particular interest and of use when considering future planning applications in that they supported the refusal on following grounds:
- Proposal would create a large block of housing isolated from other developments by surrounding fields and thus would have an urbanising effect (thus conflicts with Core Policy 51).
 - Proposal would result in loss of grade II best and Most Versatile Agricultural Land (thus conflicts with paragraph 112 of NPPF)
 - Proposal would increase the number of pedestrians crossing the western arm of the Western way A350 roundabout where there is no formal crossing facility, and as such a crossing facility could not be safely provided due to the proximity of the roundabout, and would be severely detrimental to highway safety (thus conflicts with Core Policies 57 7 61, and paragraphs 9, 17, 32 & 35 of NPPF).

071/17 **Planning Appeals:** The committee noted the following appeal and that under delegated powers the officers had already sent the Parish Council’s previous comments to the Planning Inspector:

16/05446/OUT Semington Road Nurseries, Semington Road: Outline permission for three starter homes with all matters reserved except access (*Appeal against a Refusal*).

072/17 **Application to divert footpath MELW07:** The Council considered this application to divert footpath MELW07 at Whaddon House, Berryfield Lane due to planning approval of detached bungalow on current route (16/05471/FUL).
Comments: *The Council have no objections.*

073/17 **Street Naming:** A request had been made from Wiltshire Council for street names for the new development of 100 dwellings on land to the north of Sandridge Road (15/12454/OUT & 17/01096/REM). Four street names were required, but it was suggested that at least six suggestions were put forward in case any were deemed to be unsuitable or duplicates of other road names. Barratt Homes, the developer, did not wish to make any suggestions and were happy for the Parish Council’s ideas

but wished to be informed to aid their future marketing plans. It was noted that if streets were named after a living person or someone who had died within the last fifty years then permission needed to be sought. As a nearby road was called Churchill Avenue a suggestion was made that the roads were named after early Prime Ministers: **Recommended:** *The following names to be submitted for consideration for street naming:*

- *Walpole*
- *Asquith*
- *Gladstone*
- *MacDonald*
- *Baldwin*
- *Palmerston*
- *Disraeli*

074/17 **Planning Correspondence:**

a) Wiltshire Council's Housing Allocations DPD (Development Plan

Document): The Committee noted the latest dates published on Wiltshire Council's Website:

- Publication of Plan for pre-submission consultation – June 2017
- Submission to Secretary of State – February 2018
- Examination (including hearing and receipt of Inspector's report) – February – August 2018
- Adoption – September/October 2018

b) Landowner Request for Revision to Settlement Boundary Review under Housing Allocations DPD Consultation:

Planning application 16/11951/FUL – Erection of 1 self build 3 bedroom dwelling on land between 215 and 78-81, Corsham Road, Whitley, SN12 8QE, was refused by Wiltshire Council Western Area Committee on the grounds that it was outside the settlement boundary (the Parish Council had no objections). The Western Area Committee Councillors suggested to the applicant that they request that the Parish Council include the applicant's land within any revision of the settlement boundary line in order that their proposal met planning policy. The Parish Council felt that they could not accede to specific requests from individual landowners for inclusion within any settlement boundary reviews. The Parish Council would like to have involvement with the drawing of boundary lines but an objective approach must be taken to this process. **Recommended:** *The Parish Council to do not agree to the applicant's request.*

c) Planning Training Events run by Wiltshire Council: The Committee noted the forthcoming training events being offered by Wiltshire Council following the local elections:

- 14th June 2017 County Hall, Trowbridge 6.00-8.00pm
- 18th July 2017 The Town Hall, Chippenham 6.15-8.15pm
- 3rd August 2017 City Hall, Salisbury 6.15-8.15pm

The Clerk and Cllrs. Carter and Coombes had managed to get booked onto one of these courses, however, the Parish Officer and Cllr. Pile had not due to the limited availability and popularity. Wiltshire Council have stated that they will try to put on some more courses to address this issue.

075/17 **Pre-Application Meetings with Developers:**

a) Meeting with Developers, 16th June, 2017– Land South of Western Way:

The Committee noted that developers with an interest in SHLAA site 1025 were meeting with the Parish Council at 2.00pm on Friday 16th June. As with all other meetings with developers at Pre-application stage, the Clerk had sent a copy of the Parish Council's Pre-application policy and it would be made clear to the developers that it was an information gathering meeting and did not imply that the Parish Council either did or did not support any future proposals. Cllrs. Baines, Pile, Chivers and Glover wished to attend this meeting.

076/17 **Neighbourhood Plan:**

a) Minutes from the Steering Group Meeting held on Wednesday 31st May, 2017: The Committee noted the minutes.

b) Hilperton Neighbourhood Plan Regulation 14 Consultation: The Clerk advised that the Hilperton Neighbourhood Plan currently consulting stakeholders in line with "Regulation 14" and that the deadline date for comments is 30th June. It was noted that Hilperton parish abutted the parish boundary. This Plan is further ahead in the process than the Melksham Area Neighbourhood Plan and the Committee commented on its professional layout. Cllr. Baines had read this document and stated that there did not appear to be any problems with it that would concern Melksham Without.

077/17 **S106 Agreements:**

a) Ongoing and New S106 Agreements: None.

b) New S106 Queries: None.

c) S106 Decisions made under Delegated Powers: None.

d) Correspondence about s106 funding from Herman Miller for Campus Playing Fields: As a response had still not been received, despite an initial request being made on 13th December, 2016, the Council to go back to Ian Gibbons, Associate Director Legal and Governance, to report this lack of response.

Meeting closed at 7.57pm

Chairman, 19th June, 2017