

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 24th July 2017 at Crown Chambers, Melksham 7.00 p.m.

Present: Cllrs. Cllr. Richard Wood (Council & Committee Chair), Paul Carter (Committee Vice-Chair), John Glover (Council Vice-Chair), Alan Baines, Gregory Coombes, Terry Chivers, Mary Pile and Kaylum House.
Officers: Jo Eccleston (Parish Officer)

Cllr. Mike Mills as an observer.

158/17 **Apologies:** None.

Housekeeping & Announcements: Cllr. Wood welcomed all to the meeting and explained the evacuation procedure in the event of a fire. He announced that at 9.00pm there was a programme on Channel 4 called "999. What's your emergency" which had all been filmed with the emergency services in Wiltshire. Additionally, a deadline for commenting on a licencing application for Whitley Post Office and Stores had been missed. It was noted however, that Whitley Stores was directly opposite the Pear Tree Pub which is also a licenced premises. The Parish Officer gave an update on the Clerk's progress following a knee operation on 20th July, and reported that her consultant had signed her off as "not fit for work" for two weeks. She was therefore unable to come into work or attend meetings, however she was in contact with the office via email and the phone. She also had access to work emails from home and was responding to these as and when she felt well enough. **Resolved:** *The Council send the Clerk a get well card and a bouquet of flowers, which the Chair was happy to be paid for from his Chair's Allowance.*

159/17 **Declarations of Interest:** None

160/17 **Dispensation Requests for this Meeting:** None.

161/17 **Public Participation:** There were no members of the public present.

162/17 **Planning Applications:** The Council considered the following applications and made the following comments:

- a) **17/04299/FUL – Sandridge Lodge, Brick Hill, Bromham, Wiltshire, SN12 6SP:** Erection of triple garage/store and associated works. Applicant: Mr. & Mrs. Baldwin.
Comments: *The Council have no objections.*
- b) **17/06025/FUL – 11B, Shaw Hill, Shaw, Melksham, Wiltshire, SN12 8EL:** Two storey side extension, loft conversion with dormer windows, detached double garage and internal alterations. Applicant: Mr. Jag & Mrs. Dee Mahil.
Comments: *The Council do not object, however, they would like to make the observation that the proposal for a two storey extension is incongruous with the bungalows that are on either side of the proposed site and as such is out of keeping with the immediate neighbouring properties.*

- c) **17/05925/FUL - 187, Westlands Lane, Whitley, Wiltshire, SN12 7QQ:** Three bay oak framed garage with office accommodation above. Applicant: Mr. Tristan Johnson.
Comments: *The Council have no objections.*
- d) **17/06086/FUL – 158, Top Lane, Whitley, Wiltshire, SN12 8RB:** Single storey rear extension. Applicant: Mrs. J. Almond.
Comments: *The Council have no objections.*
- e) **17/06285/REM – Land South of Western Way, Bowerhill, Melksham, Wiltshire (Pathfinder Way):** Reserved Matters Application Pursuant of Planning Permission 16/01223/OUT in relation to Access. Applicant: Agent – Peter Evens Partnership.
Comments: *The Council wishes to make the following comments:*
1. *The Council **OBJECTS** to the proposal for a right hand turning lane on Pathfinder Way and wishes to see the road layout having No Right Turn in ANY direction. As there are roundabouts at either end of Pathfinder Way, the Parish Council considers that all vehicles can use the roundabouts at either end to ensure that traffic only egresses and ingresses the sites on either side of Pathfinder Way with a left hand turn, thus preventing queuing traffic. It was noted that this type of road layout works well in both Trowbridge and Chippenham.*
 2. *The Council welcomes the pedestrian/cycle crossing on Pathfinder Way with a central refuge, however, they have concerns that the proposed footway on the Western Side of Pathfinder Way will result in the removal of the hedgerow and trees. They wish to see that the footway is provided retaining the existing hedgerow, and where any section of hedgerow has to be removed to create an access point they wish to see re-planting with native species to mitigate any loss of hedgerow and wildlife habitat.*
 3. *The Council considers that the proposed School Drop off area is grossly inadequate for the amount of vehicular traffic that is likely to be using it. This can be evidenced from traffic problems and issues at school drop off and pick up times from the new Forest & Sandridge school at the East of Melksham, whose vehicular drop off area is considerably larger than the one proposed in these plans.*
 4. *The Council welcomes the provision of a light controlled crossing at the A365 Spa Road Island. The plans propose alterations to existing crossings on the A365 Western Way and A365 Devizes Road. There is currently no crossing on the A365 Western Way to be altered and the proposed alteration to the crossing on the A365 Devizes is not in the location of the existing crossing; an additional light controlled crossing on the A365 Devizes Road would provide 4no. crossings between the Spa Road roundabout and the Melksham Oak School. This is considered to be too many crossings and would impede the flow of traffic.*

163/17 **Planning Correspondence: Planning application 17/02904/FUL – proposal for 2 light industrial units at Evans Business Centre, Bowerhill:** The Committee noted responses from consultants appointed by the developer of this proposed site which sought to give answers and address issues raised by both Wiltshire Council and the Parish Council with regard to concerns over drainage, noise amelioration and missing newt fencing.

- 164/17 **Planning Training held by Wiltshire Council:** The Parish Officer and several councillors attended this training, with another councillor due to attend a future session. The Parish Officer reported that it had been very useful and informative. She reported that Wiltshire Council were the third largest planning authority in the UK, and deal with approximately 5,000 planning applications a year. Of note was the fact that they could only take into account material planning considerations and private covenants did not fall into this category. Additionally, they had no legal powers with regard to breach of planning conditions, they could only take legal action against anyone in breach of Listed Buildings conditions.
- 165/17 **Adoption of Chippenham Site Allocations Plan – Development Plan Document (DPD):** The Committee noted that the Chippenham Site Allocations Plan had been formally adopted in May 2018. It was additionally noted that the Town Council had been sent formal notification of this, but the Parish Council had not. The plan and the associated documents are available to view at <http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/chippenhamsiteallocationsplan.htm>.
- 166/17 **Neighbourhood Plan:**
- a) **Draft Minutes from the Steering Group Meeting held on Wednesday 28th June, 2017:** The Committee noted the draft Minutes from the Steering Group Meeting held on Wednesday 28th June, 2017.
 - b) **Application from Hilperton Neighbourhood Plan for re-designation of Hilperton Neighbourhood Area following the boundary review.** The Committee noted this application and that the Parish Council had been informed as a neighbouring parish.
- 167/17 **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:** A response had finally been received from the Associate Director for Waste and Environment at Wiltshire Council with regards to the Parish Council's question of whether members of the public were able to use the sports fields at the Oakfields Stadium. The reply was that members of the public could NOT use the playing fields to fly a kite, have a picnic or take a walk. The Committee were disappointed, but not surprised at this response, and still unhappy that the financial contribution towards the maintenance of playing fields in the parish provided by the S106 Agreement from Herman Miller had been spent by Wiltshire Council without any consultation with the Parish Council.

Meeting closed at 7.40pm

Chairman, 11th September, 2017