

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 25th September 2017 at Crown Chambers, Melksham 7.00 p.m.

Present: Cllrs. Richard Wood (Council & Committee Chair), John Glover (Council Vice-Chair), Paul Carter (Committee Vice-Chair), Alan Baines, Gregory Coombes, Mary Pile and Kaylum House.

Officers: Teresa Strange (Clerk) and Jo Eccleston (Parish Officer).

Cllr. Taylor as an observer.

Wiltshire Cllr. Phil Alford and two members of the public

210/17 **Apologies:** None.

211/17 **Not Present:** Cllr. Terry Chivers.

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

212/17 **Declarations of Interest:** The Clerk declared an interest in agenda item 5b as she is a director of her husband's business which is directly adjacent to the site location in Lysander Way.

213/17 **Dispensation Requests for this Meeting:** None.

214/17 **Public Participation:** There were two members of the public present who were the applicants of planning application 17/08111/OUT, proposal for the erection of agricultural workers dwelling. They explained that their farm was a family business, that had been passed down through several generations and as a dairy farm very labour intensive. Older family members wished to consider retirement and younger family members wished to join the business and to live on the farm to be able to undertake the work. They specifically wanted their proposal to have an agricultural tie and for it to be for housing for family members associated with the farm business.

7.07pm - Cllr. House and Wiltshire Cllr. Alford joined the meeting.

215/17 **Planning Applications:** The Council agreed to bring forward agenda item 5c. They considered the following applications and made the following comments:

a) 17/08111/OUT Hack Farm, Lower Woodrow, Melksham, SN12 7RB: Outline application with all matters reserved for the erection of agricultural workers dwelling. Applicant: P W Doel & Sons.

Comments: *The Parish Council do not object, however, they note that under point 9 of the application form the agent has indicated that the application is for "1no Market Housing dwelling". The Applicants were very clear that this proposal was for accommodation connected to the business, and they wanted it to have an agricultural tie. The Parish Council wish to see the application form corrected to read "1no. Key Worker Housing" and for this agricultural tie to be a condition of any permission granted.*

- b) **17/07951/OUT 406C The Spa, Bowerhill, Melksham, SN12 6QL:** Proposed demolition of existing dwelling, erection of replacement dwelling and two new dwellings with associated landscaping. Applicant: Ms. Amy Hallett.
Comments: *The Parish Council OBJECTS as they consider that 3no. 2 storey dwellings located very closely to the old Spa Road highway would be incongruous with the street scene, in addition to the fact that this proposal is in the immediate vicinity of the Listed Historic Spa Lodging Houses. They have concerns that 3 separate vehicular access points will cross the shared footway and cycle route which will create great difficulties for pedestrians, especially the volumes of children using this route to and from Melksham Oak Community School. Anecdotally, there are already issues for residents trying to ingress and egress access points on Spa Road at certain times of the day. The Council did not object to the previous approved application (17/01107/OUT) for one single storey dwelling, but consider that this proposal is inappropriate over development of the site.*
- c) **17/07995/FUL Land Adjacent to 2 Lysander Road, Bowerhill, Melksham, SN12 6SP:** Proposed New Metal Fencing (Resubmission of 17/04639/FUL) Applicant: Mr Peter Simpson.
Comments: *The Parish Council have no objections.*
- d) **17/06460/FUL Shaw Grange, Bath Road, Shaw, Melksham, Wiltshire, SN12 8EE:** Construction of stone access track from Bath Road, Shurnhold to agricultural land located between Shaw and Shurnhold, to the North-West of Melksham, for the purpose of accessing proposed 20MW Flexible Electricity Generation Facility (FEGF) (subject to a separate planning application-17/05965/FUL)

The Case Officer had agreed to an extension of the comments deadline date in order that this application, for an access track, could be considered in conjunction with application 17/05965/FUL, application for Flexible Electricity Generation Facility. Agenda item 5d was therefore deferred until the next Planning Committee meeting to be held on Monday 16th October, 2017.

216/17 **Planning Appeals:**

- a) **16/05446/OUT Land to the rear of 585 & 586 Semington Road, Melksham, Wiltshire, SN12 6DY** (provision of 3 starter homes). The committee noted that the appeal by the applicant against refusal of permission was dismissed.

217/17 **Neighbourhood Plan:**

- a) **Melksham Neighbourhood Plan Steering Group Draft Minutes, Wednesday 30th August:** These minutes were noted.
- b) **Melksham Neighbourhood Plan Steering Group Draft Minutes, Wednesday 13th September:** It was noted that these minutes were still in early draft format and so were deferred until the next Planning Committee meeting.
- c) **Housing Needs Statistics for Melksham Community Area:** The Committee noted this document which outlined from the Wiltshire Housing Register the number of households currently seeking housing in the Melksham Area. This included affordable rented and shared ownership.

218/17 **Planning Correspondence:**

- a) **Gompels Healthcare – New Building Works:** The Committee noted that work had now commenced at the Gompels Healthcare site and it was anticipated that this would take approximately 38 weeks to complete.
- b) **SW NFU (National Farmers Union South West): “Better Planning – Working Together for Rural Economic Growth”:** Members watched a short film produced by SW NFU with regard to diversification in farming and the benefits of getting planning right.

219/17 **Media Articles re Planning Issues:**

- a) **CPRE (Campaign to Protect Rural England) Article: “Smaller Farms Heading Towards a Cliff Edge”:** The Committee noted this article about the decline of smaller farms.
- b) **NALC (National Association of Local Councils) Article: “Ambitions to Increase Affordable Rural Housing – Rural Housing 5 Star Plan”:** The Committee noted this article which seeks support for the National Housing Federation’s 5-Star plan for rural housing. The Plan contains five key points:
 - Work with and for rural communities, in accordance with the Rural Housing Alliance pledge.
 - Increase the current level of housing supply in rural communities by 6% per year for each of that next five years.
 - Bid for at least 10% of Homes and Communities Agency (HCA) (or successors) investment to deliver new homes in rural areas.
 - Ensure that homes delivered benefit the local economy, including the farming and food economy.
 - Meet the needs of rural communities and contribute towards five key tenures, as appropriate – homes for affordable rent, market rent, affordable home ownership, self-build and market sale.

Recommended: *The Parish Council sign up to pledge its support for the Rural Housing 5 Star Plan.*

220/17 **S106 Agreements:**

- a) **Ongoing and New S106 Agreements:** The Committee noted that the Parish Council’s solicitors were ready with regard to the transfer of the Hornchurch Road Play Area. The Parish Council were now waiting on Bloor’s solicitors.
- b) **New S106 Queries:** None.
- c) **S106 Decisions made under Delegated Powers:** None.

Meeting closed at 7.34pm

Chairman, 9th October, 2017