

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 3rd July 2017 at Crown Chambers, Melksham 7.00 p.m.

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

124/17 **Apologies:** Cllr. Richard Wood (Council & Committee Chair) as he was on holiday and Cllr. Kaylum House who was unwell. These were accepted.

Housekeeping: In the absence of Cllr. Wood, Cllr. Carter took the Chair, welcomed all to the meeting and explained the evacuation procedure in the event of a fire.

125/17 **Declarations of Interest:** Cllr. Coombes declared an interest in agenda item 6c as a neighbour of the applicant. The Clerk declared an interest in agenda item 6a as the site location address was adjacent to the lock up facilities of her husband's business to which she is a company director.

126/17 **Dispensation Requests for this Meeting:** None.

127/17 **Public Participation:** There were no members of the public present.

128/17 **Planning Applications:** The Council considered the following applications and made the following comments:

- a) **17/04639/FUL – Land adjacent 2 Lysander Road, Bowerhill, Wiltshire, SN12 6SP:** Proposed new metal fencing. Applicant: Mr. Peter Simpson.
Comments: *The Council have no objections.*
- b) **17/04649/FUL – Land South of 489A, Semington Road, Melksham, Wiltshire, SN12 6DR:** Erection of 4no. terraced dwellings. Applicant: Mr. & Mrs. Williams.
Comments: *The Council OBJECTS to this application and sees no reason to depart from the existing permission under application 16/11901/OUT for 2 dwellings on this site. It considers that 4 dwellings constitutes an overdevelopment of the site and that the proposal for 3 storey dwellings is completely out of keeping with the existing streetscene. The proposal therefore fails to demonstrate that it meets the criteria of Core Policy 57. Furthermore, the parking issues from the previous application for 4 dwellings is still unresolved as vehicles would still not be able to enter and exit the highway in a forward facing gear. Other dwellings in this location have room to turn on driveways before egressing onto the highways as this site is on a bend. Terraced properties further down Semington Road are not afforded this turning space, however, their site location is on a straight stretch of road where highways visibility is better.*
- c) **17/05257/FUL - 214A, Corsham Road, Whitley, Wiltshire, SN12 8QF:** Proposed demolition of existing garage & workshop & erection of replacement garage & ancillary accommodation. Applicant: Mr. Andy Lawn.
Comments: *The Council do not object, but wishes to see a condition imposed that ensures that the ancillary accommodation remains part of the principle dwelling and is not separated to create two separate dwellings.*

d) **17/05242/ADV – Carson Tyres, 2, Lancaster Road, Bowerhill, Wiltshire, SN12 6TT:** Erection of non-illuminated totem sign. Applicant: Mr. Darren Newlands.

Comments: *The Council have no objections.*

e) **17/04471/ADV (CHANGE OF DESCRIPTION) – Advertisement Consent at Riverside MOT Centre, Bradford Road, Melksham, SN12 8QL:** Proposed 3no. advertising boards, 1no. stand alone sail sign and 1no. hoarding sign. Applicant: Mr. Ibrahim. (NB: Previous description was for 1no. advertising boards).

Comments: *The Council OBJECTS to this application as it considers it to be an over proliferation of signage in an area with poor highways visibility. There are serious concerns about the proposal for a “swing sign” which would not be fixed and therefore could be placed in an inappropriate location on the highways verge impeding visibility for drivers.*

129/17 **Housing Site Allocations Plan:** The Clerk reported that the consultation start date for the Draft Wiltshire Housing Site Allocations Plan had been announced as Friday 14th July and would continue for 10 weeks. The Plan, a formal development plan document, prepared in accordance with the Wiltshire Core Strategy will:

- Revise, where necessary, settlement boundaries in relation to the Principal Settlements of Salisbury and Trowbridge, market towns, Local Service Centres and Large Villages.
- Allocate new sites for housing to ensure the delivery of homes across the plan period in order to maintain a five year land supply in each of Wiltshire’s three Housing market Areas over the period to 2026.

It was noted that there were no sites to be allocated in the Melksham Community Area, however, the parish could be affected by any proposed revision of the Settlement Boundaries. This information was not due to be published until 14th July. Parish and Town Councils are being encouraged to comment on the draft Plan and there are four proposed drop in events, all being held between 12.00 noon and 7.00pm:

- Neeld Hall, Chippenham - Monday 17th July
- Guildhall, Salisbury - Wednesday 19th July
- Town Hall, Devizes - Monday 24th July
- County Hall, Trowbridge - Wednesday 26th July

The Clerk informed that both she and the Parish Officer were going to attend the event in Trowbridge on 26th July, and suggested that the Planning committee consider the Council’s response to the consultation at their meeting on 4th September.

130/17 **Pre-Application Meetings with Developers:**

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

The Committee noted that developers with an interest in SHLAA site 1025 had met with the Parish Council at 2.00pm on Friday 16th June. The Clerk, Cllrs. Baines, Carter, Glover, Pile, House, Coombes and Mills attended this meeting. The developers reported that they were open to suggestions for this land use, as previously they had not considered it for housing, but they were looking at it again following the approval of 16/01123/OUT, the adjacent land South of Western Way (235 dwellings and land for a primary school). It was noted that even if the site was developed for the full capacity of houses indicated by the SHLAA (294 dwellings) it would not produce enough community benefit to build a school in conjunction with

the Pathfinder Way application. The Parish Council had given some suggestions for the development of this land based on the feedback from the Neighbourhood Plan Public Consultation events; these included out of town retail facilities, recreational facilities, such as a cinema complex with food/restaurant outlets, ice-skating or bowling alley, basketball courts or Multi User Games Area (MUGA), NHS hospital and healthcare facilities, and more industrial/employment opportunities. The developers were really impressed with the range of these ideas and said that they would engage with the NHS and their retail partners to investigate the possibility of these suggestions further.

131/17 **Neighbourhood Plan:**

Minutes from the Steering Group Meeting held on Wednesday 28th June, 2017:

This item was deferred as these minutes had not yet been circulated, and so would be considered at the next Planning Committee meeting on the 26th July, in conjunction with the AECOM Site assessment report.

132/17 **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 been received from the Personal Assistant to Ian Gibbons, Associate Director Legal and Governance, apologising for the lack of reply and stating that the matter was being looked into. However, it was considered that this was not an adequate response considering that the initial request had been made 13th December, 2016. **Recommended:** *The Council to contact Ian Gibbons to report this lack of response.*

Meeting closed at 7.28pm

Chairman, 17th July, 2017