

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 4th 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)

181/17 **Apologies:** None.

182/17 **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. He informed that both Wiltshire Council Street Naming department and the Developers for land to the North of Sandridge Road (17/01095/REM) had accepted the Parish Council's proposal to name the streets after historic British Prime Ministers and were happy with the names put forward as per Min.073/17) which were:

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

The developers only require four names so will now choose from the seven put forward.

183/17 **Declarations of Interest:** Cllr. Coombes declared an interest in agenda item 5a as he is a resident of Corsham Road, Whitley.

184/17 **Dispensation Requests for this Meeting:** None.

185/17 **Public Participation:** There were no members of the public present.

Cllr. House joined the meeting.

186/17 **Planning Applications:** The Council considered the following applications and made the following comments:

- a) **17/07255/FUL - 99 Corsham Road, Whitley, Wiltshire, SN12 8QF:** Proposed garage conversion and single storey extension Applicant: Mrs Carolyn Larkin
Comments: *The Parish Council have no objections.*
- b) **17/07305/FUL - 5 Fulmar Close, Hampton Meadows, Melksham, Wiltshire, SN12 6XU:** Two storey extension. Applicant: Mr. David Parkyn.
Comments: *The Parish Council have no objections.*

- c) **17/07684/FUL - 224 Bath Road, Shaw, Melksham, Wiltshire, SN12 8EG:** To extend an existing building (to stable horses) and construct a double garage to house a tractor and a land rover (Amendment to planning permission 17/03031/FUL. Applicant: Mrs. Helen Roberts.
Comments: The Parish Council have no objections.
- d) **17/07654/FUL & 17/08165/LBC - The Cottage, 402 The Spa, Bowerhill, SN12 6QL:** Ground floor rear extension and internal reconfiguration to the cottage. Applicant: Mr. & Mrs. McLuskie.
Comments: The Parish Council have no objections.
- e) **17/07743/FUL - Land rear of, 6 Hercules Way, Bowerhill, SN12 6TS:** Proposed new industrial unit for B1, B2 & B8 use. Applicant: Mr. Keith Lye.
Comments: The Parish Council have no objections.
- f) **17/07815/VAR - Plot 4, Land Adjacent to Commerce Way and the Milk Churn, Melksham, Wiltshire, SN12 6AD:** Variation of condition 2 of planning permission 16/09559/FUL to allow for changes to the external appearance of the standalone drive thru building. Applicant: c/o Agent – Design Development Partnership
Comments: The Parish Council have no objections.

187/17 **Planning Appeals & Appeals:**

- a) **16/05644/OUT Land off Woodrow Road, Melksham, SN12 7AY:** Outline planning application for the development of up to 77 residential units (including 30% affordable housing), open space, ecological enhancements, play space, associated infrastructure (including drainage structures and works to the public highway), access, parking, servicing and landscaping (*Appeal against a Refusal*). The Committee noted that that this appeal had now been withdrawn.
- b) **17/01973/FUL Vale Cottage, 138 Top Lane, Whitley, SN12 8QZ:** Proposed two storey extension. The Committee noted that the applicant had submitted an appeal against the refusal of this application. The Parish Council had previously had no objection to this application.

188/17 **Footpath Diversion:** The Committee noted that the application to divert footpath MW07 at Whaddon House, Berryfield Lane due to planning approval of detached bungalow on current route (16/05471/FUL) had now been confirmed.

189/17 **Planning Consultations:**

- a) **Advice from Wiltshire Council Spatial Planning Officer:** The Clerk had sought advice from David Way, Wiltshire Council Spatial Planning Officer, with regard to the Neighbourhood Plan Steering Group allocating sites at the same time as the Parish Council being requested to consider site allocations and amendments to the Settlement Boundary proposed by Wiltshire Council. She had had concerns that these two exercises could possibly have the potential to conflict with each other. The advice from David Way was that this would not be the case. The housing numbers for the Melksham Area have already been met, with Wiltshire Council not allocating any additional sites for Melksham, and the Neighbourhood Plan Steering Group are only looking at allocating sites based on any additional community benefit that may be received from them.

b) Wiltshire Council's Draft Housing Site Allocations DPD (Development Plan Document):

- (i) **Site Allocations: Recommended:** *The Parish Council respond to the consultation stating that they welcome the fact that no more sites for the Melksham Area have been allocated, as it has met its requirement in the Wiltshire Core Strategy by more than 350 dwellings, and thus any more sites are unnecessary.*
- (ii) **Revised Settlement Boundaries:** The Committee considered the maps indicating the proposed changes to the Settlement Boundaries for Melksham & Bowerhill and for Shaw & Whitley in conjunction with the Methodology papers. They queried if play areas and public open spaces were outside of the Settlement Boundary whether this could pose difficulties in obtaining future planning permission for the installation of potential provision such as teen shelters, play equipment and MUGAs (Multi Use Games Area). They additionally queried some of the methodology statements which either appeared to contradict each other or relied upon officer interpretation. For example, where areas of public open space or amenity land were on the edge of the settlement, whether this was included in or out of the settlement boundary was dependent upon the officer's interpretation of whether it related more to the open countryside or more to the built environment. Some Committee members did not agree with some of these interpretations within the maps. There were also inconsistencies with farm buildings and farmyards at the edge of large villages; the methodology states that these should be excluded from the Settlement. This has been the case with specific farms on the Shaw & Whitley map, but not on the Melksham & Bowerhill map where Woolmore Farm had been included within the Settlement boundary. It was noted that Wiltshire Council owned Woolmore Farm and were currently marketing it for sale with a local estate agent; it was therefore queried why Woolmore Farm had been included, contrary to Wiltshire Council's own methodology statement. Additionally, these new plans replace the old West Wilts District Settlement Boundary Plans, which were colour coded to show the different designations between employment land and areas of green space and public open space. It was noted that this was shown on the map in the Wiltshire Core Strategy, but on a very small scale, where it was difficult to see the indicative greenspace. **Recommended: 1.** *The Parish Council query with Wiltshire Council, the designation of land use within the Settlement Boundary which is not indicated on the new maps. This was previously colour coded on the West Wilts District Plan Settlement Boundary maps to identify employment land, amenity land and areas of green public open space, and the Council queries why this has not been given colour coded identification on the new maps. 2.* *The Council queries the inconsistencies in the criteria applied to farm buildings and farmyards at the edge of large villages. The methodology document states that these will be excluded, and farms have been in both the maps for Shaw & Whitley and Melksham & Bowerhill with the exception of Woolmore Farm. It is noted that Woolmore Farm is owned by Wiltshire Council and currently being marketed for sale with a local estate agent. It is therefore queried why this farm is the exception to Wiltshire Council's own methodology criteria.*

by officers earlier in the day and members had not been given the opportunity to read and so were deferred until the next Planning Committee meeting.

191/17 **East of Melksham Public Art Trail – Proposed Signage Artwork:** The Committee considered the proposed map and artwork to accompany the art trail, intended to illustrate the history of Melksham, that has been installed in the East of Melksham Development and parts of the town. It was noted that a section of the previously proposed route was inappropriate as there were a series of steps which would not have made it accessible to all. The Clerk had sent an initial response to Ginko Projects, the company co-ordinating this project, with some concerns. She had copied in the Town Council as under the boundary review which took effect on 1st April, 2017, the east of Melksham is now in the Town Parish. The map does not mention who has funded the project, and very few of the roads on the maps have road names; this will make it difficult for both new residents of the development and existing town residents to navigate their way around the trail. Additionally, the route incorporates the use of Snarlton Lane which is very narrow with no footway. The Committee concurred with the concerns raised by the Clerk, in particular over the use of Snarlton Lane. The Council would have like to have been consulted over the route, and it was considered that the new footpath from Ingram Road to Forest & Sandridge School would be a safer route. As each piece of art work is very small and it is not clear what each piece means, borne out by residents' queries, it was considered that there should be a sign next to each giving a short description of the piece and stating where you are on the map. **Recommended:** *The Council give the following comments to the artist:*

- *The Parish Council would have liked to have been consulted on the proposed route of the trail and this now should be amended in order that people are not sent via Snarlton Lane with no footway, rather that the route follows the new footway from Ingram Road to Forest and Sandridge School.*
- *There should be a sign by each piece of artwork explaining what it is and showing where you are in relation to the map.*

192/17 **Sale of Woolmore Farm:** The Committee noted that a local estate agent was marketing Woolmore Farm for sale. This farm is owned by Wiltshire Council and the marketing material states that "*pre-application advice has been sought in respect of a proposed residential scheme for seventeen residential units*". The neighbourhood Plan Steering group considers that this land is a brownfield site and should be employment land and for low rise artisan workshops to encourage small businesses. The committee considered that residential dwellings in this location would compromise the setting of the Jacobean Manor House, and that additional housing was not needed. It was felt that there should be sympathetic conversion of the existing barns and farm buildings and that there was an opportunity for something better to be developed on this land. It was noted that the only public footpath from the East of Melksham Development to the Melksham Oak Community School (MELW18) went through the farmyard. **Recommended: 1.** *The Parish Council request a copy of the Planning Officer's report, Heritage Assessment, Topographical Survey, Asbestos Report, Footpath Route Plan and Block Plan. 2. The Council comment to Wiltshire Council's Property Department the following:*

- (i) *The Parish Council have concerns with regard to inconsistencies in the Settlement Boundary proposals, and that the methodology for this process states that farm buildings and farm yards on the edge of large villages should not be included within Settlement Boundaries; therefore, queries why Woolmore Farm has been included within the proposed Settlement Boundary.*

- (ii) Consideration needs to be given to the developing Neighbourhood Plan and its designation of this land.*
- (iii) Any development of this land should not be more than one storey in order to protect the setting of the Grade II Jacobean Manor House. English Heritage to be copied in on this comment.*

193/17 **S106 Agreements:**

- a) Ongoing and New S106 Agreements:** The Committee noted that Bloor Homes had responded to say that they were happy that the transfer of Hornchurch Road Play Area was made directly to the Parish Council without involving Wiltshire Council. The Developer's solicitors were now dealing with the Parish Council's solicitors, and the Clerk advised that she would continue to chase this matter so that the transfer took place as quickly as possible.
- b) New S106 Queries:** None.
- c) S106 Decisions made under Delegated Powers:** None.

Meeting closed at 8.21pm

Chairman, 11th September, 2017