

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 9th January 2017 at Crown Chambers, Melksham at 7.00 p.m.

Present: Cllrs. Richard Wood (Council Chair), John Glover (Council Vice-Chair), Alan Baines, Rolf Brindle, Gregory Coombes and Paul Carter.
Officers: Teresa Strange (Clerk) and Jo Eccleston (Parish Officer)

Apologies: Mike Sankey.

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

285/16 **Declarations of Interest:** Cllr Wood declared an interest in agenda items 4a and 4b as a resident of Semington Road. The Clerk declared an interest in agenda item 4g as her husband has a storage facility on the adjacent land.

286/16 **Public Participation:** Four members of the public were in attendance with regard to application 15/12454/OUT, 100 dwellings on land North of Sandridge Common. One resident asked the Parish Council for its support with regard to the Resident's views on the application, specifically that there should be no pedestrian connection to Lansdown Close. The Clerk explained that the pedestrian connection to Lansdown Close was a condition of the approval of the application as it was a requirement of the NPPF (National Planning Policy Framework) as it ensured that communities were connected. Cllr. Wood stated that the Parish Council had had a very informative meeting with the developers who had stated that this new development would have gardens abutting existing properties and that there would be bungalows on the land adjacent to Burniston Close. Another resident objected to the marketing name of "Sandridge Park". Cllr. Wood read out an email from the developer which stated that: "The site to the north of Sandridge Common was purchased by Barrett Homes last year following the approval of outline permission for up to 100 new homes. The development will be marketed under the name Sandridge Place, as per our website www.barrathomes.co.uk/new-homes/wiltshire/H742701-Sandridge-Place/. We apologise for any confusion regarding the current hoardings to the site which have an incorrect name on them, they will be changed shortly." A resident had additional concerns as he had recently heard about a proposal for an Anaerobic Digester in the area. The Clerk explained that at the Parish Council Planning meeting held on 14th March, 2016, a pre-application presentation had been made for an Agricultural Anaerobic Digester on land at Snarlton Farm, however, to date a planning application for this proposal had not been received.

287/16 **Planning Applications:** The Council considered the following applications and made the following comments:

- a) **16/11593/FUL – 33, Wellington Square, Bowerhill, Wiltshire, SN12 6QX:**
Single storey kitchen, office extension and porch.
Applicant: Mr and Mrs R Runyeard Hunt.
Comments: *The Council have no objections.*

- b) **16/11736/FUL– The Old Chapel, 630, Semington Road, Melksham, SN12 6DN:** Proposed Demolition of Existing Building and Erection of One Dwelling with Detached Garage and Associated Landscaping.
Applicant: Mr. Jeremy Wiltshire.
Comments: *The Council have no objections.*
- c) **16/11738/FUL – Land Adjoining The Old Chapel 630, Semington Road, Melksham, Wiltshire, SN12 6DN:** Proposed erection of one dwelling with detached garage and associated landscaping. Applicant: Mr. Michael Wiltshire
Comments: *The Council have no objections.*
- d) **16/11773/FUL – 192, Westlands Lane, Whitley, Melksham, Wiltshire, SN12 7QQ:** Single storey rear extension. Applicant: Mr. Jonathan Burnstone.
Comments: *The Council have no objections.*
- e) **16/11844/FUL – 17, Thyme Road, Wiltshire, Melksham, SN12 7FX:** Proposal to Re-Position the Rear Boundary Fence; to Involve Land Enclosure and Change the Use of the Land from Amenity Land to Domestic Garden. Line of Sight Angles Associated with Neighbouring Boundary to be Retained.
Applicant: Mr. Peter Gillham.
Comments: *The Council OBJECT as they consider this to be inappropriate acquisition of amenity land. This strip of land is the only flat section of land behind these properties which allow residents to access the rear of their fences for maintenance. The Council has concerns that approval of this application would set a precedent for amenity land elsewhere to be acquired.*
- f) **16/11901/OUT– Adjacent to 489A, Semington Road, Melksham, Wiltshire, SN12 6DR:** Outline application with all matters reserved for the erection of a terrace of 4 dwellings. Applicant: Mr and Mrs Paul Williams
Comments: *The Council OBJECT as they consider this to be overdevelopment of the site given the width of the road frontage. They have concerns that the proposal for the parking of 9 vehicles would not enable vehicles to manoeuvre adequately; they would have to exit the parking spaces at a 90 degree angle and would not be able to do so in a forward moving gear. Additionally, the red line site boundary, as shown on the plan, shows that the boundary line directly abuts the actual highway, which is in direct contradiction to information from Wiltshire Council Highways Department. Trees have recently been removed and a wooden fence has been erected along the frontage of this site and this has encroached onto highways land. Wiltshire Council Highways Department has written to the land owner to insist that the fence is removed from the highways land, as per issue number 93075 on the Wiltshire Council reporting system. The Parish Council have concerns that the site plan is inaccurate and when the red boundary line is put back to the original line of the removed trees that the site frontage will not be adequate enough for the proposed parking scheme.*
- g) **16/12025/FUL – Land adjacent 2 Lysander Road, Bowerhill, Wiltshire, SN12 6SP:** Proposed new building for office and warehousing. Applicant: Mr Simpson
Comments: *The Council have no objections.*

288/16 **Land at Semington Road – proposal for 160 houses:**

The Clerk reported that she and several councillors had attended the public consultation held by Terra Strategic Limited and Tetlow King Planning on Thursday

15th December, 2016, where they sought views on their proposal to build approximately 160 dwellings on land West of Semington Road, prior to applying for planning permission. The Developers had told the Clerk at this consultation that they were very interested in the views of the Parish Council and wished to meet with them. They stated that they would wait to hear any views the Parish Council may make at this planning meeting before submitting their application. The Clerk advised that under Min.264/16 from the Highways and Streetscene meeting held on 28th November, 2016, a resident had requested two bus shelters to be installed on Semington Road and the Council had suggested that this could be provided from any S106 funds from future development.

Cllr. Wood stated that in principle he agreed with the idea of meeting developers as long as it was clear that it was in order to put forward S106 requests and didn't give developers the impression that the Parish Council supported their plans before they had the chance to consider the application. Several councillors concurred with this, however it was noted that on past applications it had been too late for the Parish Council to request S106 contributions for community benefit at application stage. There were concerns raised that this development could affect the future proposals for the Melksham Link of the Wilts and Berks Canal, however, Core Policy 16 of the Core Strategy states that only the proposed route for the canal will be safeguarded not any enabling development.

The Clerk advised on the Wiltshire Council process for large applications which are considered by either the Western Area Planning Committee or the Strategic Planning Committee. Both of these committees resolve to give permission for applications pending the approval of the Heads of Terms and signing of S106 Agreements, with the Planning Officers being given delegated powers to approve the applications within 6 months of this. The Planning Officers therefore write up their reports to inform the Heads of Terms for the S106 Agreement prior to the committees considering applications.

There were concerns that the proposed site entrance to the development on Semington Road was very close to the entrance to the Mobile Home Park, and on a road where there were already a number of road calming measures in place which narrows the carriageway, which could lead to congestion and traffic issues. Additionally, this proposal is outside of the settlement boundaries for both the village of Berryfield and Melksham Town, and would therefore be development in the open countryside and would erode the rural buffer between the two. Residents who attended the public consultation felt that this would be an inappropriate site for development, and could possibly prejudice some of the enabling development required for the construction of the Wilts and Berks Canal Link. There is no provision in the draft plan for any community facilities other than a LEAP (Locally Equipped Play Area).

Recommended: 1. The Parish Council respond to the public consultation held by the developers as follows: This proposal is outside of the settlement boundaries for both the village of Berryfield and Melksham Town, and as such would be development in the open countryside which would erode the rural buffer between these two settlements. There are concerns that this is an inappropriate site for development, and could possibly prejudice some of the enabling development required for the Wilts and Berks Canal Link. There are further concerns that the proposed site entrance to the development is very close to the entrance to the Mobile Home Park and that in addition to the road calming measures already in place this could lead to congestion and traffic issues. Additionally, there is no

provision in the draft plan for any community facilities other than a LEAP (Locally Equipped Play Area).

2. The Parish Council meet the Developers at pre-application stage in order to discuss community benefits to be included in the S106 Agreement should the application be successful.

289/16 **Pre-application Meeting with Barratt Homes:**

The Committee noted the "Contact Report" provided by the Developers following their meeting with the Parish Council on the 19th December, 2016. The outline application for 100 dwellings on land north of Sandridge Common, 15/12454/OUT, was approved by Wiltshire Council on 15th July, 2016. This meeting, held before the reserved matters application was submitted, was to discuss the community benefits that the Parish Council wished to be included in the Section 106 Agreement. The Committee agreed that this report was an accurate account of the meeting, however, the developers had stated in the meeting that they would use the S106 Arts Contribution to enhance the proposed LAP (Local Area of Play) with "ground graphics". Barratt Homes had bought the site with the outline plans already approved, however, they wished to amend these plans via the reserved matters application to have gardens of the proposed properties abutting the gardens of the existing properties in Lansdown Close, Talbot Close and Burniston Close, and for the properties adjacent to Burniston Close to be bungalows. Additionally, the existing plans show two cul-de-sacs, and the developers wished the layout to be a continuous circular road.

Recommended: *The Parish Council write to the Case Officer, James Taylor, in support of any amended outline plans submitted by the developer which show the following:*

- *Proposed dwellings which abut the existing properties in Lansdown Close, Talbot Close and Burniston Close to be orientated so that they are garden to garden.*
- *Proposed dwellings adjacent to Burniston Close to be bungalows.*
- *The road layout to be one continuous circular road rather than two cul-de-sacs.*
- *The S106 Arts contribution to be used for "ground graphics" to enhance the LAP.*

290/16 **Western Area Committee:** The committee noted that planning application 16/06564/OUT, erection of two detached dwellings and new access at Land North of 554, Canal Bridge, Semington, was to be considered by the Western Area Planning Committee at their next meeting on Wednesday 11th January as the Case Officer had recommended refusal. The Parish Council had no objections when they considered this application and as such agreed that they would not send a representative to this meeting.

291/16 **Planning Appeal Decisions – 16/02681/FUL - 8, Fulmar Close, Bowerhill, SN12 6XU:** The committee noted that the appeal against refusal by Wiltshire Council for a new roof to detached garage with ancillary accommodation was allowed and planning permission was granted.

292/16 **Melksham Neighbourhood Plan:**

a) Amended Draft Plan Document: The Clerk reported that following the comments made by the Planning Committee at their meeting on 12th December,

she had made tracked changes to the document. These amendments would go back to the Steering Group, along with any comments made by the Town Council, in order that questions could be asked of the consultant, Anthony Northcote, who was going to write the actual plan in preparation for public consultation, over the correct format for the plan and what should and should not be included.

It was noted that the Steering Group had done a good job getting the plan thus far.

- b) **Weight of Neighbourhood Plan as Emerging Document:** Correspondence from David Way, Senior Spatial Planning Officer, had been received explaining how an emerging Neighbourhood Plan gathers weight. He stated that an emerging plan will gather more weight as it progresses, and that it would attract more weight after the regulation 14 stage and during examination.

293/16 **Contact with Developers:** The Committee noted that two developers had made contact with the parish Council requesting pre-application meetings:

- a) **Luke Vallins of TOR Ltd.:** Correspondence had been received from Luke Vallins of TOR Ltd who was acting on behalf of a client with land interests in the north of the Parish. No further details were available at this point in time and it was noted that the Clerk had replied stating that the parish Council only met with developers at pre-application stage as a fact-finding process and she had sent a copy of the Parish Council's policy.
- b) **Simon Cooksey of A. Cooksey & Sons Ltd.:** Correspondence had been received from Mr. Cooksey with regard to the potential build of one dwelling on land in Whitley. The Clerk had replied that the Parish Council did not usually meet with developers at pre-application stage for the building of one dwelling and advised that he attend the Planning Committee meeting when any application for this proposal will be considered.

294/16 **S106 Agreements:**

- a) **Ongoing and New S106 Agreements:** None.
- b) **New S106 Queries:** None.
- c) **S106 Decisions made under Delegated Powers:** None.
- d) **S106 Agreement with Health Facility Provision from another Parish:** The Committee noted correspondence from Corsham Parish Council with regard to the provision of funding for NHS provision within their Parish without a specific project via the S106 Agreement. The Clerk reported that she had sent this to Debbie Evans, Wiltshire Council S106 Officer, to aide her in her negotiations over the legal discussions with regard to NHS contributions for non-specific projects within the Parish.

Meeting closed at 8.01pm

Chairman, 23rd January 2017