

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 15th October, 2018 at St Barnabas Church Hall, Beanacre, Melksham at 8.10 p.m.

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

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

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

- 267/18 **Apologies:** Cllr. Terry Chivers was on holiday; this was accepted.
- 268/18 **Declarations of Interest:** Cllr. Glover declared an interest in agenda item 5a as the applicant was a neighbour.
- 269/18 **Dispensation Requests for this Meeting:** None
- 270/18 **Public participation:** There were no members of the public present.
- 271/18 **Planning Applications:** The Council considered the following applications and made the following comments:
- a) **18/06149/FUL – 19, Wellington Drive, Bowerhill, Wilts, SN12 6QW:**
Single storey rear extension & bay window extension to lounge. Applicant: Mrs. B Parkhouse.
Comments: The Parish Council have no objections.
 - b) **18/06527/FUL – 157B, The Firs, West Hill, Whitley, Melksham, Wilts, SN12 8RD:** Proposed slate tiles to side elevations, timber cladding to rear elevation and slate tile roof. Applicant: Mr. and Mrs. Little.
Comments: The Parish Council have no objections.
 - c) **18/08542/OUT – 490, Semington Road, Melksham, Wilts, SN12 6DU:**
Proposed New Dwelling. Applicant: Mr. John Clark. It was noted that this application had been considered at the Planning Committee meeting held on Monday 24th September, 2018.
 - d) **18/08732/FUL – 179, Top Lane, Whitley, Melksham, Wilts, SN12 8QU:**
New garage and garden equipment store. Applicant: Drs John and Lucy Marshall.
Comments: The Parish Council consider that the proposed building location is in advance of the established building line and would be very prominent in the Streetscene. The proposed building should be moved further back into the site, at least the length of the proposed garage.
 - e) **18/09341/FUL– 14 Halifax Road, Bowerhill, SN12 6SL:** Proposed Single Storey Extension. Applicant: Mr Kelvin Coles.
Comments: The Parish Council have no objections
 - f) **18/04477/REM (AMENDED PLANS) – Land South of Western Way, Melksham, Wiltshire, SN12 6TJ:** Reserved Matters Application Pursuant to 16/01123/OUT and 17/06285/REM (Access). Erection of 213 dwellings and associated works. Applicant: Mr. Ian Drew.
Comments: The Parish Council have no objections and welcome these changes.

272/18 **Planning Appeals:**

- a) **Appeal Decision against refusal of planning permission for Eddie's Diner, Lancaster Road 17/06864/FUL (Appeal APP/Y3940/W/18/3192687) Appeal allowed and permission granted:**
This decision was noted.

273/18 **Planning Policy:**

- a) **Feedback from Wiltshire Council's Local Plan Review 2026-2036**

Consultation Event, 8th October: The members and officers who attended this event with representatives from the Town Council, gave verbal feedback and explained that Wiltshire Council were holding several of these events to cover all the HMAs (Housing Market Areas), consulting with parishes about how they saw housing growth in their area. It was noted that the housing numbers required under the Core Strategy and the numbers which will be required under the revised plan overlapped. The Government methodology for calculating housing need at a local authority level currently suggests Wiltshire should be planning to deliver a minimum of 44,450 homes for the period 2016-2036. It was noted that while the figure may still change because of Government consultation anticipated later this year, it is similar to the figure of 44,000 homes for Wiltshire identified within the Swindon and Wiltshire Strategic Housing Market Assessment for the period 2016-2036. It was therefore considered that the requirement for the Melksham Area would be similar to that of the Core Strategy up to 2026. Those who attended the event were disappointed in what they felt was a very basic, rudimentary presentation and exercises, especially with the maps provided which did not include the identification of the SHLAA (Strategic Housing Land Availability Assessment) sites. There was a workshop element where attendees were asked to identify possible sites for future growth from this map. As the attendees from Melksham could provide lots of criteria led evidenced based information about individual sites, they felt this map and the information they were being asked about was too basic. **Recommended:** *Parish Council representatives to meet with Town Council representatives in order that a collaborative response can be given to Wiltshire Council.*

- b) **Correspondence from Wiltshire Council's Urban Design Officer regarding "Shared Space":**

The Clerk advised that when the Parish Council submitted its comments on planning application 18/04477/REM, it thanked the Urban Design Officer for his keen attention to detail. These comments were sent to him, which then sparked an email conversation about urban design and the problems that residents on the East of Melksham Development had faced with shared spaces. At the time residents had been frustrated; they had safety concerns as they had no property frontage, their front doors opened onto shared spaces and motorists did not understand where the road ended and the pavement began. The residents had requested the installation of bollards, however, the roads were unadopted, so Wiltshire Council would not address the issue and the Consortium of Developers considered that they had built the development according to the approved plans. Additionally, as developers had sold off parcels of land to each other between outline permission and reserved matters permission, no one developer wish to take on the responsibility, and the residents had no recourse. When considering subsequent planning applications, the Parish Council had tried to articulate

these issues to developers as a concern, however, they could only explain what didn't work, not what did. The Urban Design Officer had sent email correspondence to the planning officer with photographs identifying how different surfaces on shared spaces can establish a perceptible hierarchy for pedestrians over vehicles. The officers had asked the Urban Design Officer if they could use his photos and explanation when negotiating with developers and if they could also pass on this information to the Neighbourhood Plan Steering Group. He was happy with this as it could assist with getting good quality design into shared spaces in future development.

274/18 **S106 Agreements and Developer Meetings:**

a) Ongoing and New S106 Agreements:

(i) **New Berryfield Village Hall:** The Clerk explained that the S106 Agreement for the development East of Semington Road (16/00497/OUT) provided "a sum of up to five hundred thousand pounds (£500,000) to be used by the Parish Council or the Council's nominee for the construction of a village hall on the Village Hall Land in the event that the Owners do not elect to construct the Village Hall" and that a planning application needed to be submitted within six months of the commencement of construction of the site. As construction had already commenced she had chased this issue up with the developer, who had previously indicated that if the Parish Council only wanted a simple design that they would submit the plans and construct it at the same time as their development. She had received a response from them stating that they were weighing up the two options, whether to build it or provide the financial contribution, and they hoped to give an indication either way very shortly.

(ii) **New Community Building and Play Area on Land East of Spa Road:** The Clerk advised that she had also chased up Hallam Land, the developer of the 450 dwellings east of Spa Road (14/06938/OUT) about the submission of a planning application for the Community Building and LEAP (Local Area of Play) being provided by this development which had the same six-month clause. They had stated that they had a meeting on Tuesday 16th October and would add these issues to their agenda.

b) New S106 Queries: None.

c) S106 Decisions made under Delegated Powers: None.

d) Contact with developers:

Meeting closed at 8.55pm

Chairman, 22nd October 2018