

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 24th September, 2018 at St Barnabas Church Hall, Beanacre, Melksham at 7.00 p.m.

Present: Cllrs. Richard Wood (Council Chair & Committee 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.

- 251/18 **Apologies:** Cllr. John Glover (Council Vice-Chair) was on holiday; this was accepted. Cllr. Terry Chivers had given apologies, but no reason; this was not accepted.
- 252/18 **Declarations of Interest:** Cllr. Wood declared an interest in agenda item 5e as a resident of Semington Road.
- 253/18 **Dispensation Requests for this Meeting:** None
- 254/18 **Public participation:** There was one member of the public present who was a town resident and wished to speak about agenda item 5f, Land East of Spa Road, Melksham. As a resident of the listed buildings in Farmhouse Court she acknowledged that she was a town resident, but stated that the planning application in question is in the parish. She thanked the Parish Council for kindly listening to her previous concerns and reflecting these in their comments already made to Wiltshire Council. She stated that these latest revised plans proposed a three-storey apartment block to the north of Farmhouse Court. Although, there was a row of 2 storey dwellings between the boundary of Farmhouse Court and the proposed apartment block, the resident felt that the design of this building was too high and urban for the vicinity of the listed buildings in Farmhouse Court which were all single storey with rooms in the roof.
- 255/18 **Planning Applications:** The Council considered the following applications and made the following comments:
- a) **18/08149/FUL – Sandridge Lodge, Brick Hill, Bromham, SN15 2JL:**
Proposed porch, BBQ Shelter, decking and associated works. Applicant: Mr. & Mrs. P & M Binsted.
Comments: The Parish Council have no objections.
 - b) **18/08370/LBC – Sandridge Lodge, Brick Hill, Bromham, SN15 2JL:**
Proposed porch, BBQ Shelter, decking and associated works. Applicant: Mr. & Mrs. P & M Binsted.
Comments: The Parish Council have no objections.
 - c) **18/08511/FUL- Pippins, 165 Littleworth Lane, Whitley, Melksham, Wiltshire, SN12 8RE:** Extension and alterations to dwelling, new double garage in front garden. Applicant: Mr John Ward.
Comments: The Parish Council have no objections.

- d) **18/04477/REM (REVISED 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 at Land South of Western Way, Bowerhill, Melksham. Applicant: Mr. Ian Drew.
Comments: The Parish Council welcome the changes and express their thanks to Taylor Wimpey for taking account of both the Parish Council's comments and the views and concerns of residents. Additionally, they welcome the keen attention to detail, comments and recommendations made by Peter Martin, the Wiltshire Council Urban Design Officer.
- e) **18/08542/OUT- 490 Semington Road, Melksham, SN12 6DU:** Proposed New Dwelling. Applicant: Mr John Clark
Comments: The Parish Council have no comments.
- f) **18/04644/REM (REVISED PLANS) Land East of Spa Road, Melksham** Approval of Reserved Matters in Respect of Landscaping, Appearance, Layout and Scale for the Erection of 447 Dwellings, Car Parking Including Garages, Internal Access Roads, Public Open Space and Associated Infrastructure and Engineering Works Following Outline Permission 14/10461/OUT. Applicant: Hallam Land Management and Bloor Homes.
Comments: The Parish Council welcome the wealth of detail in the plans and the genuine attempt to address the consultees' concerns. However, they have serious concerns with regard to the design and bulk of the proposed apartment block in the north west corner of the site and the detrimental effect this will have on the setting of the listed buildings to the south.

256/18 **Neighbourhood Plan:** Members noted that the draft minutes of the last Melksham Neighbourhood Plan Steering Group meeting held on Wednesday 29th August, 2018.

257/18 **Planning Policy:**

- a) **Melksham Without Parish Council Planning Principles:** The members reviewed the Planning Principles adopted on 5th December, 2016, and were happy that these still met their objectives, with the exception of Principle 6. This Principle related to the taking on of play areas from developers which states:

“The Council only wish to take on ownership and management of equipped play areas from developers, such as LEAPs (Local Equipped Area for Play) and NEAPs (Neighbourhood Equipped Area for Play) and not LAPs (Local Landscaped Area for Play). (Min.128/16c)”

This Principle was discussed, with some members expressing reservations about the potential future maintenance costs of taking on play areas from developers. One member considered that if developers passed the public open space onto management companies that they would be better suited to taking on the play areas and paying for the ongoing maintenance costs. Additionally, concerns were expressed that if the Parish Council did not have any input into what equipment is installed in play areas that they could be taking on a maintenance liability if the equipment was not of a high quality. It was proposed that the wording of this principle was changed so that the Parish Council could choose on an individual basis which play areas they wished to take on from developers in the future, based on the

merits and plan of each one, rather than the Principle reading that they are committed to take on all LEAPs and NEAPs provided by developers. It was noted that as this was a policy change that this recommendation should be debated by Full Council.

Recommended: *Planning Principle 6 to be reworded to read: “The Council will only consider taking on ownership and management of equipped play areas from developers, such as LEAPs (Local Equipped Area for Play) and NEAPs (Neighbourhood Equipped Area for Play) and not LAPs (Local Landscaped Area for Play).*

b) Feedback on Wiltshire Council’s Community Led Housing Event: Cllr Carter attended this event and gave a verbal precis. Community Led Housing is a scheme where local people can work with developers, housing associations and the local authority to increase the provision of affordable housing, particularly in rural areas. The qualifying criteria for community led housing are:

- That the community must be integrally involved throughout the process in key decisions
- Community groups can play a long-term role in ownership, management or stewardship of the homes
- Benefits to the local area and/or specified community must be clearly defined and legally protected in perpetuity

Community led housing can be delivered in a number of ways including through:

1. Community land trusts
2. Housing co-operatives
3. Co-housing
4. Self-build
5. Custom build
6. Housing Associations
7. Local Authorities
8. Parish Council

It was noted that grants of £10,000 were available to establish a community land trust and Wiltshire Council had more information to advise on how communities start up a group and deliver a scheme. Members felt that provision of Community Led Housing was more appropriate for smaller parishes.

c) Wiltshire Council Briefing Note No.367: Revised National Planning Policy Framework: The members noted that officers had reviewed this document and had highlighted the following points which they considered to be significant, both for the Parish Council when considering planning applications and for the joint Melksham Neighbourhood Plan as it progressed towards Regulation 14 submission:

- Local planning authorities are under a duty to co-operate with neighbouring authorities on matters including infrastructure and whether development needs that cannot be met wholly within a particular area could be met elsewhere.
- The framework refers to the legal requirement to review the local plan every five years to ensure that plans are kept up to date.
- Local planning authorities are required to identify that at least 10% of the housing requirement is delivered on sites no larger than one hectare to promote the development of small and medium sized sites

that can be built out relatively quickly. Neighbourhood Plans are also encouraged to consider allocating sites of this size in their area.

- A new definition of “entry level” homes is included in the Framework, with local planning authorities encouraged to support the development of sites for such housing as “exception sites” adjacent to existing settlements and proportionate in size to them.
- An additional Housing delivery Test (HDT) will be introduced from November, whereby local planning authorities have to monitor progress in building out sites that have permission.
- Where proposals arise for new or expanded distribution centres, they should make provision for sufficient lorry parking to cater for their anticipated use – *This was considered to be particularly applicable to the Bowerhill Industrial Estate.*
- There is a new warning that local planning authorities should seek to ensure that the quality of approved development “is not materially diminished” between permission and completion as a result of changes being made to the permitted scheme.
- References in the 2012 version to zero carbon development and energy efficiency in buildings have been omitted, and now any local requirements for the sustainability of buildings “should reflect the government’s policy for national technical standards”.
- Policies on minimising flood risk are restated and major developments will be required to incorporate sustainable drainage, including maintenance arrangements for the lifetime of the development.
- Neighbourhood Plans that are submitted to the council before 24th January 2019 can still be considered under the policies in the previous Framework – *This was considered to be extremely significant to the joint Neighbourhood Plan and the timeframe to which it is working with its appointed consultants.*

d) Wiltshire Council Briefing Note No.367: Green Paper: A new deal for Social Housing, Rough Sleeping strategy and Consultation on Right to Buy receipts: The members noted this briefing note.

258/18 **S106 Agreements and Developer Meetings:**

a) Ongoing and New S106 Agreements: None.

b) New S106 Queries: None.

c) S106 Decisions made under Delegated Powers: None.

d) Contact with developers:

(i) Request from local Business to take over Christie Miller Car Park:

Wiltshire Council had received a request from a local business who wished to take over the management of the Christie Miller section of car park on Lancaster Road for the use of its customers. Wiltshire Council wished to seek the views of the Parish Council about this request as they are aware of the Parish Council’s concerns with regard to available parking provision in Bowerhill. The members considered that it would be detrimental if no one else could use this car park except the patrons of this business, in that those working at other businesses in Bowerhill would have to park on the roadside and this car park could be empty at times during the day when not in use by the Business’ customers. If the Business wished to manage and maintain the car park, but did not have

exclusive use and allowed its use by others then this would be more acceptable. **Recommendation:** *The Parish Council reply to Wiltshire Council to say that it has serious doubts about the request by a local business to take over the management of the Christie Miller Sports centre car park as there is a danger of losing parking spaces for people working in Bowerhill, and they oppose anything which takes them away and makes them exclusively for one business only.*

(ii) Update on the Toast Office: It was noted that the owner of the Toast Office was applying for planning permission for a change of use.

Meeting closed at 8.01pm

Chairman, 22nd October 2018