

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 2nd July, 2018 at the United Church, Melksham 7.00 p.m.

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

Cllr. Nick Holder as an observer.

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

- 122/18 **Apologies:** Cllrs. Richard Wood (Council & Committee Chair) and David Pafford had given their apologies as they were both on holiday, and Cllr. Chivers was unwell; these were accepted.
- 123/18 **Declarations of Interest:** Cllr. Carter declared an interest in agenda item 3 as he lives in the neighbouring mobile home park.
- 124/18 **Dispensation Requests for this Meeting:** None
- 125/18 **Parish Council Dispensations Relating to Planning Applications:** The Clerk reported that the Council had a Dispensation relating to agenda item 6a, because there is a community benefit of a new hall as part of the S106 agreement and the provision of an equipped play area which the Parish Council has requested to take on from the developer as with other play areas in the parish.
- 126/18 **Invited Guests:**
- a) **Representatives for Land East of Spa Road application (18/04644):** Laura Powell of Barton Wilmore Planners and Claire Hamilton of Bloor Homes introduced themselves and stated that they were in attendance to answer any questions from the council or the public.
 - b) **Representatives for Land West of Semington Road application (18/04650):** Rosie Dinnen of Tetlow King Planning and a representative of Stonewater Housing association introduced themselves and explained that this was a new planning application seeking 100% affordable housing and a reduction in the number of dwellings to 108 from 160.

The Council agreed to suspend standing orders for a period of public participation.

- 127/18 **Public Participation:**
18/04644/REM – Land East of Spa Road
Cllr. Holder explained that as a Governor of Melksham Oak School he was attending to represent their views and had no vote as he was not part of the planning committee. He stated that there was a significant sum in the S106 Agreement to extend the school and to provide pedestrian links to the school and wished to seek assurance from the developers that this was still the case. He stated that the school was at 95% capacity and with the pupils generated

from other developments already built, being built or at reserved matters that any extension had to happen sooner rather than later or it could be a possibility that children from Melksham may have to go out of the Town for their secondary schooling. He added that the Headteacher was asking the White Horse Academy Trust to put pressure on Wiltshire Council to seek this money from the developers. He added that any footpath would require lighting for the darker months and that without a path any children living in this new development would have to walk all the way to Spa Road, which is going back on themselves, and then along the main road to the school, which in his view was not sensible. He sought assurances from the developers that if the trigger point for extending the school was the construction or occupation of the 300th dwelling that the developers did not just stop building once they got to dwelling number 299.

Town residents of Farmhouse Court were unhappy about the orientation of the proposed houses along the boundary of Farmhouse Court. They stated that at the Strategic Planning Committee meeting where outline permission was given that they were assured that any dwellings along the boundary would be sideways facing so that they did not overlook Farmhouse Court. Also plots 270 and 271 are proposed to be 3 storeys high which would overlook their 2 storey properties. They had concerns with regard to the protection of the grade II listed boundary wall and that the new dwellings were shown on the plan to be 11m away from the wall rather than 11m to the gardens and then the dwellings, which is what they understood was the proposal. They wished to see screening of Farmhouse Court from the development by a planting scheme, but were unable to see this from the plans and queried the validity of the arboricultural report which showed that the existing trees were the same size as the previous report, thus querying why these trees did not appear to have grown. Additionally, they had previously been promised by the developers that there would be local neighbourhood liaison, but the residents had not been contacted by anyone from the developers. A Town resident of Saxifrage Bank queried the construction hours and had concerns about construction traffic and dust.

Members queried the lack of footpath connections to be able to link the site to the rest of the East of Melksham Development and also into the Town, so that future residents did not have to rely on cars.

The developers responded to the points raised as follows:

- They are providing £100,000 for improved footpath links to the secondary school, but this is a financial contribution to Wiltshire Council, so it is then down to them to provide the footpaths.
- The plans already include a number of footpaths for permeability into the Town, but that they would look at this again.
- There is £4m in the S106 Agreement for primary and secondary school provision, with triggers, and as this is a legal agreement the developer is obliged to pay it. They acknowledged that the extensions to both Melksham Oak and Forest & Sandridge primary school would need to happen at the appropriate time.

- They stated that they would exchange details with the Farmhouse Court residents after the meeting so that they could pay a site visit to the residents.
- They took on board the comments about the tree survey and said that they would investigate this with specialist and feedback to the residents.
- A S73 application to vary the plans with regard to the eastern distributor road layout and construction had been submitted and was now approved.
- There is a construction management plan which details the hours of construction, dust and noise to which they have to adhere to.

Members stated that they were disappointed that a development of this scale only provided a LEAP and not a NEAP and that there was no play provision for older children. They felt that a teen shelter should be included so that the older children did not use the younger children's play area as a gathering place. They asked that Wiltshire Cllr Roy While take this information back to Wiltshire Council in that the developers will only provide what they ask for and they should be asking for more in the way of provision for older children. Additionally, the developers had previously stated that there would be a planted bund between the new development and the Spa Buildings as these were listed and unable to install double glazing and were unhappy to find that this was now just a landscaped area.

The Clerk explained the history of the 800 dwelling development East of Melksham and that the Consortium of Developers had not adhered to the trigger points for the installation of the play area. The play area there should have been installed at the 301st occupation, but 2 years after all 800 dwellings were constructed and occupied the parish council were still fighting to get the the NEAP installed. Additionally, the Parish Council were disappointed that despite numerous emails to Hallam Land asking if they would meet for pre-application discussions about the transfer of the play area to the Parish Council and the installation and emptying of bins, and the provision of benches, they had never received a reply. The reason the Parish Council wanted to have these conversations at pre-application stage is because Hallam Land would not allow the parish council to install any additional benches or bins on the East of Melksham development as they had agreed a schedule with their maintenance contractor. Additionally, the previous community centre had been taken out of the agreement for the 800 dwellings East of Melksham, so the Parish Council wanted to ensure that the Community centre being provided under this application was big enough to accommodate all the residents of the East of Melksham and that the developers would commit to building it, not just provide a financial contribution.

18/04650/OUT – Land West of Semington Road

Residents objected to this planning application as although it proposed to provide 100% affordable housing and the number of proposed dwellings had been reduced from 160 from the previous application to 108 in this application, they felt that all the previous concerns and reasons for the previous

application being refused still remained and had not been addressed. Their biggest concern was the increased traffic that this development would bring. They stated that getting out of Semington Road onto the roundabout was always difficult with large volumes of traffic not just at peak times. The addition of further vehicles from the approved application for 150 dwellings on land east of Semington Road was already, in their opinion, going to exacerbate the traffic problems. They also expressed concerns about how children from this development would get to both primary and secondary school having to cross the very busy A350.

Members queried the developers statement about a frequent bus service, stating that there is currently only one bus that goes through Berryfield and that this does not run in the evenings. This therefore makes the proposed development isolated in the evenings as there is no public transport. They had concerns over the traffic issues on Semington Road and explained the difficulties that current residents of Berryfield have in trying to exit onto the roundabout. The Parish Council had attempted to get improved signage and line marking to assist with this situation.

The land in question is outside of the settlement boundary of Melksham Town and on the opposite side of the busy A350 from Melksham and therefore does not relate to the Town. Neither is it related to the village of Berryfield, it is therefore development in the open countryside. Additionally, this land has been identified as grade 2 agricultural land so development here would mean a loss of productive land. Members did not feel that any potential residents of this development would walk backwards on themselves to cross Semington Road and then use the light controlled pedestrian crossing to the east of the roundabout. Rather they would use the desire line and cross the busy A350 where there is no formal crossing. This would be a particular problem for school children trying to get to Aleoric Primary School.

The planning statement makes mention that there will be a CIL contribution, however, CIL is not liable on affordable housing so the members queried the validity of this statement.

The Clerk stated that the Parish Council were disappointed that the developers had not had a conversation with them at pre-application stage to discuss a variety of issues, including that the parish council would like to take on the equipped play area. The Parish Council has learnt from other developments in the parish that residents want all weather circular walking routes on developments and plenty of seating and bins. They have not been given the opportunity to discuss the possibility of installing these in any potential development or to have discussions over the developer's proposals for bin emptying.

The developers responded to the points raised as follows:

- Traffic was an obvious impact for any development, but assessments had been carried out on traffic levels and there was capacity for the road network to accommodate any additional traffic from this development. The reduced dwellings proposed equated to a 36% reduction in traffic from the site.
- There was S106 funding for primary school provision.

- There could be some CIL payment as there is a query over what some Local Authorities consider affordable housing. This was being investigated.
- With regard to the site being outside of the settlement boundary, the developer stated that the Spa Road development was outside of the settlement boundary and that Wiltshire Council were currently reviewing boundaries.
- Wiltshire Council did not refuse the previous application on highways grounds. The developer did acknowledge that highways raised the crossing point as an issue.
- They gave an explanation of the affordable housing:
 - There will be 60 affordable rented units, 39 shared ownership units and 9 discount market bungalows
 - Discount market is 80% of the local market value and prospective owners have to prove a local connection.
 - Affordable rented is 80% of the local market rent. These are 2 or 3 bed units, not first-time buyer homes.
 - Shared ownership is where the occupier pays an element of rent and buys an element of the property with a mortgage and over the years can buy more of the property than they are renting. Many families are unable to afford to make the jump from a 2-bed property to a 3 bed and this helps them to do this.
 - For shared ownership occupiers have to be in employment to be able to get a mortgage, so there is a misconception surrounding affordable homes, and that a 100% affordable development is similar to an old-fashioned council house estate.

Toast Office Licence Application

Mike Booth, Chairman of CAWS (Community Action Whitley Shaw) wished to make comment on behalf of CAWS on the Licence application for the Toast Office, Top Lane, Whitley. He stated that there was no off-road parking for the Toast Office Café and that residents had complained about the parking on Top Lane. This had recently been exacerbated by the increased bus frequency. This application seeks to trade until 2.30am on a Christmas Eve and a New Year's Eve, and it is considered that the area is already well served by licenced premises, from the Pear Tree opposite, the Golf Club in Corsham Road and the golden Fleece in Folly Lane, Shaw. CAWS are concerned about highways safety.

The Committee reconvened and agenda Item 6b was brought forward.

128/18 **Planning Applications:** The Council considered the following applications and made the following comments:

- a) **18/04650/OUT – Land West of Semington Road, Melksham, Wiltshire:** Residential development, formation of access and associates works. Applicant: C/O Agent – Tetlow King Planning.
Comments: *The Parish Council OBJECTS and wishes to re-iterate its previous comments made on planning application 17/01095/OUT on 16th March, 2017 and add further comment as follows:*

- *The 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.*
- *This is an inappropriate site for development and could possibly prejudice some of the enabling development required for the Wilts and Berks Canal Link.*
- *The proposed site entrance 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, especially on the Semington Road roundabout on the A350. The A350 is a primary route with 20,000 vehicles a day using it.*
- *The site was considered to be inaccessible from Town, and there were concerns over how children would get to school, either Aloeric Primary School, St. Georges Primary School, any new school forming part of the Pathfinder Way application or Melksham Oak Secondary School.*
- *Development of this land would result in a loss of grade 2 agricultural land.*

Should Wiltshire Council be minded to approve this application the Parish Council would like to see the following conditions included in the Heads of Terms for the S106 Agreement:

- *The development is tenant blind.*
- *There are practical art contributions.*
- *Seats and bins are put into the LEAP (Local Equipped Area of Play) and the POS (Public Open Space) and the regular emptying of bins to be reflected in any future maintenance contribution.*
- *A NEAP is also provided including a teen shelter to be located at the southern side of the POS furthest away from the housing.*
- *The Parish Council wish to be the nominated party for the equipped play area indicated to be a LEAP on the plans, and the associated maintenance contribution.*
- *Bus shelters to be provided in Semington Road and these to be WiFi enabled to provide Real Time Information.*
- *The road layout is such that there are no dead ends in order that residents and refuse lorries do not need to reverse out of roads.*
- *There is a visible delineation between the pavement and the road.*
- *As no community facility is being provided from this application, that a contribution is made towards the new village hall being provided as part of planning application 16/00497/OUT.*
- *A contribution is made to public transport.*
- *A contribution is made to the canal scheme.*

Additionally, the Parish Council wish to highlight the fact that an incorrect statement has been made about the canal in point 1.3.19 of the planning statement. The old Wilts & Berks canal no longer exists, just the route, which

is not to the west of this site but to the east. To the west of the site a new canal may be built as part of the Melksham Canal Link project.

b) 18/04644/REM – Land East of Spa Road, Melksham, Wiltshire:

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 wish to make the following observations:*

- *They are disappointed in the lack of green space provided by such a large application, and that aside from the central POS where the LEAP will be located, the green space abuts what could be a very busy main road.*
- *They would like to see more walking routes from the site into Melksham so that residents do not have to use their cars. There are plenty of walking routes within the existing East of Melksham Development (800 dwellings) which this site could connect to.*
- *The plans do not indicate that there are any pedestrian crossings over the main road to the south of the site to link to the PROWs, and there needs to be a safe crossing over this road.*
- *The Parish Council wish to request that this development provides a pedestrian rear access to Melksham Oak Community School and that this footpath is lit.*
- *Whilst it is acknowledged that the Eastern Relief Road has been approved under a separate planning application ((17/09248/VAR) and that this is to be constructed in three phases, the Parish Council wish to encourage the developers to bring forward this construction to alleviate the impact of construction traffic on residents living in the estates off Snowberry Lane.*
- *There are concerns that some of the allocated parking spaces are some distance from the properties to which they are connected and that this will encourage residents to park on the street instead of in their designated parking space. Additionally, the police raised concerns over the parking provision for the 77 dwellings on land north of Woodrow Road, where they were unhappy with remote parking spaces as this created an opportunity for crime.*
- *At outline stage the Parish Council welcomed the proposed provision of a heavily planted bund to the south of the site to screen the historic spa buildings. The applicant confirmed that this was now just a landscaped space and not a bund as previously assured. There are concerns over this as due to the listed status of the spa buildings they are unable to install double glazing in order to ameliorate any noise pollution from this development and the new Eastern Distributor road.*
- *Within the planning statement the applicant states that there will be tree avenues as part of the green infrastructure strategy. The Parish Council wish to ensure that these will be mature native species rather than saplings.*

- They wish to see the existing very mature trees abutting Farmhouse Court protected, including the roots during the construction phase, and that their established canopy is recognised.
- The Parish Council share the concerns and request of the Town Council with regard to the Grade II listed wall at Farmhouse Court and wish to see that this is protected.
- They additionally share the views of the Town Council with regard to the proposed 3 storey dwellings on the boundary with Farmhouse Court and the provision of adequate space between the existing dwellings and the proposed dwellings. They seek assurance that these will be reduced to two storeys.
- The Parish Council request that the community building being provided is built by the developer and is bigger than previously proposed to accommodate the needs of all the future users.
- The Parish Council are disappointed that despite numerous requests for a pre-application meeting the developers never responded. They would like to take on the LEAP and any maintenance contribution attributed and to meet with the developer to discuss the provision of benches and the provision and emptying regime of bins.

- c) **18/04805/OUT – Selves Farm House, Forest Lane, Lacock, SN15 2PN:**
Outline planning application with all matters reserved for permanent agricultural worker's dwelling. Applicant: Mr. A Doel.
Comments: *The Parish Council have no objections, welcome this application and support the requirement for a herdsman to live on site.*
- d) **18/04806/VAR – Selves Farm House, Forest Lane, Lacock, SN15 2PN:**
Removal of condition 2 of planning permission W/13/03390/FUL to allow for the permanent retention of mobile home for occupation by an agricultural worker. Applicant: Mr. A Doel.
Comments: *The Parish Council have no objections, welcome this application and support the requirement for a herdsman to live on site.*
- e) **18/05036/FUL – 115B, Top Lane, Whitley, Wiltshire, SN12 8QU:**
Proposed single storey side extension, together with reconfiguration and ancillary structural and non-structural alterations. Applicant: Mr. Richard Johnson
Comments: *The Parish Council have no objections.*
- f) **18/05241/FUL – Snarlton Farm, Snarlton Lane, Melksham, Wiltshire, SN12 7QP:** Construction of Office Units. Applicant: B J Stainer & Son.
Comments: *The Parish Council have no objections.*
- g) **18/05245/FUL – Snarlton Farm, Snarlton Lane, Melksham, Wiltshire, SN12 7QP:** Construction of Silage Barn & Fertilizer Store. Applicant: B J Stainer & Son.

Comments: *The Parish Council have no objections, but due to the large size of this building and the roof expanse would like to see roof mounted energy generation considered.*

h) 18/05336/FUL- Shaw, Grange, Bath Road, Shaw, Wiltshire, SN12 8EE:

Development of a 20 MW hybrid battery storage and low carbon fuel natural gas-powered electricity peaking power and essential grid stabilization services installation. Applicant: Site STOR Shaw Ltd.

Comments: *The Parish Council wishes to re-iterate the comments it made on 17th October, 2017 about planning application 17/05965/FUL in that this application is still confusing and contradictory. The legend on the site map (ref ST 89212 64700) refers to a gas storage unit, but it is unclear where this is on the site layout. If it is the very small rectangle next to the “client side substation” then this is not to scale and difficult to identify. Under point 4.1 of the planning statements it does not list a gas storage unit as being contained in the compound, however under point 5.3 it states that there will be infrequent fuel deliveries. Additionally, infrequent fuel deliveries is not quantifiable and accurate data as to the size and number of vehicle movements expected for deliveries of gas should be provided in order to be able to assess the traffic impact this will create. The Parish Council have concerns with regard to the proposed construction hours of 7.00am – 7.00pm, Monday to Saturday. This should be the standard construction hours imposed on other developments of 8.00am – 6.00pm Monday-Friday, 8.00am -12.00noon on Saturday and no construction on Sundays or Bank Holidays.*

Furthermore, The Parish Council wishes to re-iterate the concerns it raised on the 17th October 2017 about the previous access application, 17/06460/FUL as it feels that none of the queries raised have been addressed in this latest application. Their concerns with regard to the proximity of the site access point to the traffic lights at the new George Ward Gardens housing development still remain.

Should Wiltshire Council be minded to approve this application, the Parish Council wishes to request that they receive community benefit from this facility as with Solar Farm and other Battery Storage developments.

i) 18/05266/FUL- Oakley Farm, Lower Woodrow, Forest, SN12 7RB:

Erection of a Farm shop, visitor/educational centre and wheelchair accessible farm stay accommodation. Applicant: Mr. Turrell.

Comments: *The Parish Council acknowledge that there is already approved planning permission for a farm shop on this site, but express concerns that this latest application has reduced the number of parking spaces for the shop and visitor centre from the previously approved application. This raises concerns, as with the addition of a visitor centre as well as a shop there is a presumption that this will generate more vehicles requiring more parking provision rather than less, and therefore does not agree with the statement in point 75 of the Planning Statement prepared by Willis & Co.*

There are concerns over the poor visibility of the highways access and note that this was a concern raised by highways in the previous application for this site, but that the applicant does not have ownership of

the hedge at the site access, which therefore this places difficulties on increasing the visibility splays as advised. The narrow exit from this site joins a narrow 60mph road.

The planning statement gives inaccurate information about the proximity of the site to public transport in point 71. The site is not located 0.6km from the nearest bus stop, but rather at least 1.6km, or more from the nearest bus stop at the Chapel in Church Lane or the next bus stop further up Church Lane by the entrance to Savernake Avenue; this is dependent upon which bus service is being used. The Parish Council questions the statements about sustainability under point 74 as occupiers would have to use a car to get into Melksham to then be able to access public transport to take them onwards to other tourist destinations. Additionally, the planning statement is conflicting as it states that the PROW provides a direct link to the site and yet this is not suitable for wheelchair users or those with mobility issues for whom the tourist accommodation is being provided for.

Should Wiltshire Council be minded to approve this application the parish council wish to see a condition placed to ensure that this remains as tourist let accommodation only.

- j) 18/04358/ADV- Wiltshire Air Ambulance Charitable Trust, Outmarsh, Semington, Trowbridge, Wiltshire, BA14 6JX:** Illuminated fixed signage. Applicant: Mrs. B Gray.

Comments: *The Parish Council have no objections.*

- k) 18/04417/FUL- Malting Barn, 185 Top Lane, Whitley, SN12 8QL:** Erection of greenhouse adjacent to border at rear of property. Applicant: Mr. Michael Large

Comments: *The Parish Council have no objections.*

129/18 **Consultation for Proposed TRO (Traffic Regulation Orders) - Pathfinder Way:** The members welcomed the TRO as it covered all the aspects that the Parish Council had previously requested from the planning application. Additionally, they wished to ask the developer via Wiltshire Council that the bus stops being provided as part of these works were WiFi enabled to allow for Real Time Information (RTI) for passengers.

130/18 **Feedback from Stratera Energy Public Consultation, 25th June 2018 – Revised Plans for Energy Facilities Adjacent to Westlands Lane:** The Parish Officer had attended this event and gave a verbal update. Stratera Energy were holding a public consultation prior to submitting a variation to their approved planning application for a battery storage facility. They had explained that due to a change in government guidelines that the battery storage facility alone would not be able to deliver the electrical output required, and they therefore wished to install a gas generator to be able to deliver an increased output. The gas supply would be piped from the mains so there would be no on-site storage or deliveries of gas. The proposal was that half of the site would be battery storage and the other half would be for gas generators. The overall footprint will remain the same and within the original red line site boundary. The site is well screened and not near to any dwellings.

The Parish Officer informed that the applicants would be happy to attend a future meeting to explain their proposal.

131/18 **Premises Licence Variation: The Toast Office, 116 Top Lane, Whitley**
Due to an administrative error by Wiltshire Council not all the information for the Premises Licence Variation was included when this was previously considered by the Parish Council on 21st June under Min.072/18. The information omitted was that the applicant had also applied for the following:

- Amend the current OFF Sales hours to Monday – Sunday 06:00-24:00
- The addition of non-standard timings for all licensable activities Christmas Eve and New Year's Eve until 22:00
- The amendment to opening hours to include Christmas Eve and New Year's Eve until 02:30

Members considered that as this information was omitted in error by Wiltshire Council from the original application, that this had not therefore been properly advertised via the blue notices displayed in the premises and thus residents had not had the opportunity to view these proposals and make comment.

Comments: *The Parish Council wish to see the consultation process re-started for the whole application as they feel that residents have not been properly consulted. The omission of three elements from the application means that this has not been properly advertised via the blue notice displayed in the applicant's premises and thus residents and neighbours have not had the opportunity to comment. However, should this not happen then the Parish Council do not support the latest elements of this application and wish to see the same conditions imposed as per their previous comments, which were: "Live music indoors and outdoors should finish at 11pm and that the outdoor music is acceptable as long as it is not amplified. Late night refreshments outside should only be served until 11pm. The sale of alcohol should only be served from 9am until 11pm. The opening hours outdoors should be from 6am-12pm with the last hour to be spent indoors only. These suggestions are related to the prevention of public nuisance as the proposals will exacerbate parking issues already experienced at this narrow section of Top Lane (now with the new D3 bus service there are 50 bus journeys each way per day) and the council feel it is inappropriate to have live music and entertainment until midnight in a residential area."*

Cllr. Phil Alford and the Portfolio Holder for Premises Licencing to be copied in on this correspondence

Separate from the consideration of this licence application, concerns were raised that no change of use planning application was sought by the applicant when the old post office was refurbished by the present owners. It was noted that the area that is now a café was previously part of a domestic house. If a planning application for a change of use had been sought when the building was being refurbished then the Parish Council would have made a comment at that time about concerns over the adequacy of parking provision to accommodate patrons of a café. Serious concerns still remain about the ability of buses to pass parked vehicles outside of the Toast Office and the fact that this could put the viability of the increased D3 bus service via Top Lane at risk if buses are struggling to get through. **Recommended:** *The Parish Council*

raise with Wiltshire Council Planning Enforcement the lack of change of use application to change the domestic area of the building into a café.

- 132/18 **Neighbourhood Plan:** Members noted that the draft minutes of the last Melksham Neighbourhood Plan Steering Group meeting held on Wednesday 27th June, 2018 had yet to be checked by the officers and so this item was deferred.
- 133/18 **Planning Policy:** Members noted the May issue of Andrea Pellegram's "Planning Local" newsletter. Of note was the section on the protection of green gaps within local plan policies, and the requirement for sound evidence to ensure that the policy is robust.
- 134/18 **S106 Agreements:**
- a) **Ongoing and New S106 Agreements:** The Clerk advised that she was chasing the maintenance contribution for Shurnhold Fields. She reported that Wiltshire Council were still negotiating with the developer, and she was querying why the land was being transferred to Wiltshire Council when previously the Parish Council had been assured that it would be transferred straight to either the Town or Parish Council.
 - b) **New S106 Queries:** None.
 - c) **S106 Decisions made under Delegated Powers:** None.
 - d) **Contact with developers:** None.

Meeting closed at 9.47pm

Chairman, 16th July 2018