

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 30th April 2018 at Crown Chambers, Melksham 7.00 p.m.

Present: Cllrs. Richard Wood (Council & Committee Chair), Paul Carter (Committee Vice-Chair), Alan Baines, Mary Pile, Greg Coombes and Terry Chivers.
Officers: Teresa Strange (Clerk) and Jo Eccleston (Parish Officer).
Cllr. David Pafford as an observer.

Housekeeping & Announcements: Cllr. Wood welcomed all to the meeting and explained the evacuation procedure in the event of a fire. The Parish Officer had carried out a fire check of the building prior to the meeting at 6.45pm.

- 563/17 **Apologies:** Cllr. John Glover (Council Vice-Chair) had given his apologies as he was on holiday; this was accepted.
- 564/17 **Not Present:** Cllr. Kaylum House.
- 565/17 **Declarations of Interest:** None.
- 566/17 **Dispensation Requests for this Meeting:** None
- 567/17 **Public Participation:** There were no members of the public present.
- 568/17 **Planning Applications:** The Council considered the following applications and made the following comments:
- a) **18/03177/FUL – 393 The Spa, Melksham, Bowerhill, SN12 6QL:** Front extension and replacement double garage. Applicant: Mr. & Mrs. G Hall.
Comments: *The Parish Council have no objections.*
 - b) **18/02147/FUL- 7 Lincoln Grove, Bowerhill, SN12 6TE:** Single storey front extension to form porch. Applicant: Mr. Mike Perrott.
Comments: *The Parish Council have no objections.*
 - c) **18/03320/FUL- 10 Grange Close, Whitley, SN12 8QW:** Proposed porch to dwelling. Applicant: Mr. Peter Warren.
Comments: *The Parish Council have no objections.*
 - d) **18/03278/FUL & 18/03566/LBC - Lagard House, First Lane, Whitley, SN12 8RL:** Conversion of garage building into 2no holiday lets and change of use of part of paddock to garden for the lets. Applicant: Mr. A. Brook.
Comments: *The Parish Council do not object, however they wish to see a condition imposed that seeks to ensure that the proposal remains as holidays lets and are not permitted to become permanent dwellings.*
 - e) **18/03329/REM - 406C The Spa, Bowerhill, Wiltshire, SN12 6QL:** Reserved matters for the final layout, scale, access, elevations, materials and landscaping of planning reference: 17/01107/OUT (Single storey dwelling) Applicant: Mr. Jack Hallett.
Comments: *The Parish Council have no objections.*

569/17 **Planning Correspondence:**

- a) 18/02123/FUL – Turnpike Garage, Devizes Road, Bowerhill:** The members noted correspondence from the applicant which answered some of the queries raised by the Parish Council to Wiltshire Council in their comments. It was noted that the Officers had advised the applicant that the Parish Council was a consultee only in the planning process and that he should send his representations to Wiltshire Council as the Local Planning Authority.
- b) Affordable Housing on land to the West of Semington Road:** Correspondence had been received from Terra Strategic who wished to meet the Parish Council for a pre-application meeting. It was noted that they were in the process of preparing a revised scheme for the site, including a reduced number of dwellings, including some bungalows, with 100% affordable housing. **Recommended:** *The Parish Council meet with Terra Strategic to discuss their pre-application scheme.*

570/17 **Feedback from Meeting with Developers Taylor Wimpey – re: Closure of Pathfinder Way for Highways Work being undertaken for Planning Application 16/01123/OUT & 17/06285/REM (Reserved matters relating to access) – Wednesday 18th April:** The members noted the notes from that meeting as follows:

Notes from Meeting with Developers Taylor Wimpey – re: Closure of Pathfinder Way for Highways Works being undertaken for Planning Application 16/01123/OUT & 17/06285 (reserved matters relating to access) – Wednesday 18th April at 10.15am at Crown Chambers.

Present: Cllrs. Richard Wood (Chairman), Paul Carter, Alan Baines and David Pafford.

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

Taylor Wimpey Representatives: Steve Baker (Engineering Manager) and Ben Hodges.

Mr. Baker gave an update on the progress of the reserved matters application, which they were hoping to submit very shortly. The plans now show that the children's play area, LEAP (Local Equipped Area of Play), has been relocated on the east of the site next to the attenuation pond. The Parish Council had requested this and welcomed the fact that this was now on the same side of the road as the majority of housing.

He informed that Pathfinder Way will require a road closure for the highways works to be undertaken and wanted the advice of the Parish Council with regard to potential routes for diversions. He explained that Taylor Wimpey had been in discussions with Wiltshire Council Highways Officers with regard to a Section 278 Highways Works Licence. It was hoped that work would commence in August/September with a 3-month duration. The linkage in services between the west site and east site would be done first before the highways construction of Pathfinder Way, and the current overhead high voltage electricity cables will be placed underground. There are five sets of Toucan Crossings to be installed and there will be three phases to the highways works:

1. Pathfinder Way
2. Spa Road
3. Western Way

Mr. Baker stated that it was their view that these works would be carried out in succession, but only Pathfinder Way would require a complete continuous road closure, as the other works would be carried out using temporary traffic lights.

He informed that Taylor Wimpey use a separate contractor to carry out their on-site groundworks to that of their highways work. Therefore, once the access arrangements to Pathfinder Way were complete they could then commence works on site, whilst the highways works to Spa Road and Western Way continued. He stated that for site construction there would be a compound for materials in the south western corner of the eastern site, and that there would probably be a compound for materials in the northern end of one of the sites for the highways works to Pathfinder Way.

The Parish Council explained that Pathfinder Way was on Wiltshire Council's "Major Maintenance" List for future repairs and resurfacing. This was explained during an earlier meeting with other Taylor Wimpey representative. The Parish Council felt that it made sense for any maintenance work to Pathfinder Way to be carried out by the developer at the same time as the works under taken as part of the planning application for the development, and that this could be negotiated with Wiltshire Council. Otherwise the CIL contributions made by the developer could very well end up being spent at a future date on the section of Pathfinder Way not addressed as part of this planning application. Mr. Baker concurred, as Taylor Wimpey did not want their newly constructed road dug up at a later date. Additionally, with this approach the Parish Council hoped to prevent two separate road traffic management issues and the inevitable inconvenience to residents.

The Parish Council informed that HGVs should only use Portal Road to access the Industrial side of Bowerhill and signage informing of this should be extremely clear so that Sat Navs do not send lorry drivers through the residential side of Bowerhill via either Hornchurch Road or Falcon Way. The signage should also make it clear that there should be no site traffic using these two residential roads either. It was noted that due to the on-street parking of lorries and trailer units on Lancaster Road and Lysander Road, that it is currently difficult for large vehicles to pass each other. There were concerns that with all HGVs having to use these roads to enter the industrial estate that it could lead to congestion, and the parked lorries would prevent two HGVs from passing each other. The Parish Council suggested that Lancaster Road and Lysander Road were made one-way in a clockwise direction for the duration of the closure of Pathfinder Way to prevent potential congestion and possible queuing on Portal Road.

The Bus routes were discussed, and it was felt that the local buses would not want to use the east side of Halifax Road past the school through the road calming measures to create a circular route. It was considered that in order for all the stops on the bus route to still be served that the best route would be for buses to still use the west side of Halifax Road, but to then completely go around the Halifax Road roundabout and return back down the west side of Halifax Road.

The Parish Council stated that it was extremely important that Taylor Wimpey and Wiltshire Council consulted with residents and local businesses with regard to the Road Closure. It was noted that there were approximately 150 businesses on Bowerhill, which could be affected, in addition to Christie Miller Sports Centre and other sporting and recreational facilities. The Clerk informed that there was a security company on the Industrial side of Bowerhill, Security 2000, which at least half of the businesses on Bowerhill contributed to, and that they would also need to be informed.

The Parish Council explained that the A350 was exceptionally busy at commuter times, with queuing traffic on a daily basis. It was felt that any diversion signage should be placed further afield than Melksham to enable drivers to consider alternative routes, rather than driving through Melksham if that was not their final destination. It was explained to Taylor Wimpey that there are other housing developments in the Parish, either currently underway or at reserved matters, and that they may wish to contact these developers to coordinate any S278 works. Additionally, they should make it very clear via their signage where their development was so that site traffic and deliveries did not end up at one of these other developments. Mr. Baker thanked the Parish Council for this information and stated that he would get in contact with the other developers. He informed that the marketing name for their development was "Pathfinder Place". The Parish Council advised that in order to integrate this new development with the rest of Bowerhill that street names should follow an RAF theme. The developers were happy with this.

The recent meeting with the Wiltshire Council Public Art Officer was also discussed. It was explained that the Parish Council would like to see the history of Bowerhill as an RAF base incorporated into the Public Art with perhaps a sculpture of some kind. It was noted that the new Air Ambulance HQ were installing a skeleton sculpture of a helicopter at their entrance. The Parish Council were thinking along similar lines, but with a skeleton sculpture of an aeroplane. The Public Art Officer had asked that the mountings or poles to attach any public art were installed during the construction phase, as this was easier than a retrofit. Mr. Baker was happy with this approach and asked to be kept informed about any Public Art Scheme.

571/17 **Neighbourhood Plan:**

a) **Melksham Neighbourhood Plan Steering Group Draft Minutes, Wednesday 25th April, 2018:** These draft minutes were noted.

572/17 **Dementia Friendly Facilities:** The Clerk gave verbal feedback from the "Age Friendly" Area Board meeting, and explained that dementia friendly facilities in buildings was far more than just disabled access and facilities. For example, door frames, toilet seats and handrails all need to be a different colour than white, as some people cannot differentiate, as it all just looks white to them. As well as signs that direct you into the toilet, there should be signs on the inside of the toilet door which show the way out. It was noted that anything that is installed for people with dementia means that it will work for everyone. **Recommended:** *The Parish Council note the advice in "Dementia-friendly Business Guide" and apply as much of it as possible to any of its new buildings.*

573/17 **Street Naming Themes:** The members considered street names for the themes agreed under Min.530/17 for new housing developments in the parish.

a) Land to the south of Western Way (Pathfinder Way), Bowerhill

(16/01123/OUT): The agreed theme was RAF Officers. It was noted that there were certain rules if streets were to be named after people. If the person had not been dead for more than 50 years then permission to use their name had to be sought from their family. The officers would therefore have to investigate any names put forward and seek permission where relevant.

Recommended: *The following Street names to be put forward and investigated by Officers as to the suitability:*

- Babington
- Chamier
- Boyce
- Newell
- Pile
- Slessor
- Tedder
- Maitland
- Sinclair

b) Land to the east of Spa Road, extension to east of Melksham

(14/06938/OUT): The agreed theme was herbs.

Recommended: *The following herbs to be put forward as possible street names:*

- Basil
- Chive
- Chervil
- Catnap
- Borage
- Fennel
- Tarragon
- Mint
- Marjoram
- Lovage
- Parsley
- Sage
- Coriander
- Bay
- Dill

c) Land to the east of Semington Road, Berryfield (16/00497/OUT): The agreed theme was Canal related. Cllr. Wood advised that he had compiled a list of canal engineers but that he had not brought it with him. **Recommended:** *This item was deferred to the next Planning Committee meeting.*

574/17 **S106 Agreements:**

a) Ongoing and New S106 Agreements: None.

b) New S106 Queries: None.

c) S106 Decisions made under Delegated Powers: None.

Meeting closed at 7.40pm

Chairman, 23rd April, 2018