

**MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 18<sup>th</sup> March, 2019 at 1 Swift Way, Bowerhill, Melksham at 7.00p.m.**

**Present:** Cllrs. Richard Wood (Council and Committee Chair), Paul Carter (Committee Chair), John Glover (Council Vice-Chair), Alan Baines and David Pafford.

Cllr. Stuart Wood as an observer.

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

**Housekeeping & Announcements:** Cllr. Wood welcomed all to the meeting and as this was a new meeting venue explained in detail the evacuation procedure in the event of a fire.

- 480/18 **Apologies:** Mary Pile had given apologies as she was attending Shaw Village Hall Committee meeting as the Parish Council representative; this was accepted. Cllr. Terry Chivers had given apologies, but no reason for lack of attendance; this was not accepted. It was noted that Cllr. Greg Coombes had an approved leave of absence.
- 481/18 **Declarations of Interest:** None. It was noted for the record that the parish council had pledged grant funding for the development of a community hub at the Rail Station, which was subject to a planning application (agenda 5d).
- 482/18 **Dispensation Requests for this Meeting:** None.
- 483/18 **Standing Dispensation Related to Planning:** It was noted that the Parish Council had a registered dispensation to be able to discuss issues relating to the provision of a Village Hall in Berryfield, Agenda item 5a.
- 484/18 **Public participation:** There were two members of the public present for the Highways and Streetscene meeting which followed the Planning Committee meeting; they did not wish to make any comment.
- 485/18 **Planning Applications:** The Council considered the following applications and made the following comments:

**a) 19/02067/REM – Land East of Semington Road, Melksham, Wiltshire:**

Reserved matters approval for layout, scale, landscaping and appearance of electricity substation following outline permission 17/10416/VAR. Applicant: Bellway Homes Ltd (South West).

It was noted that the Parish Council had queried with the Planning Officer whether this application would have any impact on the application for a village hall as the two site locations were next to each other, and the planning statement had referred to the requirement for an electricity substation to be a minimum distance of 3metres from any other building. The Planning Officer had confirmed that it would not. The plans showed that there was an access road and turning head between the electricity substation and the land allocated for a new village hall; the width of this road was 4.5metres.

**Comments:** *The Parish Council have no objections.*

- b) **19/02027/FUL – 72 Locking Close, Bowerhill, SN12 6XS:** Proposed detached garage. Applicant: Mr. Ford.  
*Comments: The Parish Council have no objections.*
- c) **19/02182/FUL – 16a, Shaw Hill, Melksham, Wilts, SN12 8ET:** Proposed ground floor extensions and alterations. Applicant: Mr. and Mrs. Rawlings.  
*Comments: The Parish Council have no objections.*
- d) **19/01827/FUL – 1 Station Approach, Melksham, SN12 8BN:** Expansion of existing car park by changing of use of open storage and administration building to car park, and change of use of administration building to community café with associated external facilities including new storage shed. Applicant: Transwilt CIC (NB: This is not in the parish)  
*Comments: The Parish Council welcome this application.*

486/18 **Permitted Development Applications:** None.

487/18 **Planning Enforcement:**

- a) **Development at Church Farm, Bath Road, Shaw, SN12 8EF:** A ward councillor had queried the re-development of garage/workshops at this site as the Parish Council had not considered a recent planning application for this; the last application for such works was in 2013. This had been queried with the Wiltshire Council Planning Enforcement Officer who had confirmed that the works were being completed under permitted development rights and did not require planning permission. However, she was due to make a site visit to keep up to date with the works.

488/18 **Licensing Queries:** The Parish Council had noticed that Melksham Town Football Club were advertising a forthcoming “TownFest” event at the Oakfields Stadium on the 4<sup>th</sup> May, and queried with the Licensing Officer whether permission had been sought for this. The licensing officer had responded to say that this festival event was going to be licensed using the Football Club’s licence so no new application would be received for this. She advised that the organisers had produced a traffic management and noise plan, and that it would be a paid entry event. There had been an “open day” at the Football Club on Sunday 3<sup>rd</sup> March so that the organisers could show their plans for the event. The Licensing officer informed that she would be attending this and that she felt the organisers would welcome someone from the Parish Council also attending so that they could talk through their concerns. From this response it was felt that the organisers were showing due diligence and were trying to put on a well organised event. Cllr. Glover said that he had attended this information event.

489/18 **Community Housing Projects:**

- a) **Wiltshire Community Led Housing Project:** Correspondence from Wiltshire Council outlining what community led housing is, and the dates of open events to explain more, were noted. This advised that Wiltshire Council were working in partnership with Community First and Wiltshire Community Land Trust to deliver Community Led Housing advice and information. It was noted that neighbouring parishes Bromham and Seend were both undertaking Community Land Trust projects. Cllr. Carter advised that he had attended one of these events and informed that to date there were 6 people/families from Melksham Without parish on the waiting list for social housing.

- b) **Funding for Community Housing Projects through “Power to Change”:** It was noted that £4.2 million was available from independent trust Power to Change, via the Homes in Community Hands grant programme, for pre-development costs for community led housing schemes. Grants of up to £50,000 are available for the cost of feasibility work to assess the viability of sites, pre-development work towards the submission of planning applications and post planning costs for work to get a project ready to start on site. More information was available on the Community Led Homes website at [www.communityledhomes.org.uk](http://www.communityledhomes.org.uk).

490/18 **S106 Agreements and Developer Meetings:**

a) **Ongoing and New S106 Agreements:**

- i) **Barrett Homes Development – Sandridge Place Public Art:** It was noted that it had been previously agreed by the Parish Council, Wiltshire Council and the Developer that the Public Art contribution for this development could be spent on a “practical” art installation to enhance the play area. A meeting had now been arranged with all parties concerned for Thursday 28<sup>th</sup> March at 2.00pm at 1, Swift Way. Cllrs. R. Wood, Glover and Carter advised that they wished to attend this meeting.
- ii) **Taylor Wimpey Development - Pathfinder Place:** It was noted that the RAF News had published a really good and comprehensive article about RAF Melksham and explained the Parish Council’s wish to use the names of past RAF Marshalls and Vice-Marshalls for street naming. The potential names had been listed in the article, with readers being asked to get in touch with the Parish Council if they were relatives. It was felt that the Parish Council had carried out due diligence in trying to meet the requirements for contacting the relatives of anyone who has not been deceased for more than 50 years.

b) **New S106 Queries:** None.

c) **S106 Decisions made under Delegated Powers:** None.

d) **Contact with developers:** None.

Meeting closed at 7.43 pm

Chairman, 15<sup>th</sup> April, 2019