

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 13 January 2020 at 1 Swift Way (off Westinghouse Way), Bowerhill Industrial Estate, Melksham at 7.00 p.m.

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

Officers: Teresa Strange (Clerk) and Lorraine McRandle (Parish Officer)

Housekeeping & Announcements: Cllr R Wood, welcomed all to the meeting and explained the fire evacuation procedures for those present.

340/19 Apologies

Apologies were received from Cllr Pile due to an appointment. Reasons for apologies were accepted.

341/19 Declarations of Interest:

a) To receive Declarations of Interest

There were no declarations of interest.

b) To consider for approval any Dispensation Requests received by the Clerk and not previously considered.

None.

c) To note standing Dispensations relating to planning applications

None.

342/19 Wilts & Berks Canal

a) Invited guests, Paul Lenearts and Ken Oliver, Rights of Way, Wiltshire Council, Re: proposals for a potential footpath to Lacock

Paul Lenearts and Ken Oliver attended the meeting to update Members on the Wilts & Berks Canal Trust's plans for a footpath to Lacock.

Paul Lenearts explained the ultimate plan was to open up the old Wilts & Berks Canal from Semington to Abingdon in Oxford, however, in the short term they wished to create a footpath from Melksham to Lacock.

An update on the planning application for the Melksham Canal link submitted in 2012 was provided. It was noted that there were two outstanding issues, which it was hoped would be resolved shortly.

It was explained a new group called Melksham Link Ltd were responsible for the enabling development aspect of the project and were currently talking to developers.

Cllr Chivers arrived at 7.10pm.

Paul Lenearts explained the Canal Trust were talking to parish councils along the route as well as various landowners about their plans.

It was explained the footpath would be shared use between pedestrians and cyclists and run from Melksham, following the old route of the canal to The Bell at Lacock. It was hoped to also include a bridleway running along adjacent to the footpath, or on the other side of the canal.

Members expressed reservations about a shared use path in the light of conflicts on the Kennet & Avon towpath between cyclists and pedestrians with children, prams and dogs.

The costs in delivering the project was as follows:

Land acquisition:	£300,000
Construction:	£500,000

Ken Oliver explained that once discussions had taken place with the various landowners, there was an opportunity for further discussions on how the project could move forward.

The Chair reiterated that if any enabling development went ahead for the 'Melksham Link' that this needed to be sustainable.

Ken Oliver reassured the meeting he was currently talking to Spatial Planning with regard to the Local Plan review and that it reflected proposals for the canal in a sustainable way.

b) To consider proposals following Paul Lenearts's and Ken Oliver's presentation

Following the presentation, Members considered the proposals.

Recommendation: To support the scheme.

343/19 Public Participation

There were no members of the public present.

344/19 Planning Applications

The Council considered the following applications and made the following comments:

- a) 19/10925/VAR: Sahara (Melksham) Ltd, Landfill Site, Sandridge Hill. Application to vary condition 3 appended to consented application 14/07457/WCM to allow a 12-month extension to complete the restoration of the site. – applicant Mr Mark Freeman

Comments: No Objection.

- b) 19/10934/FUL: 406C The Spa. Extend under approved planning application reference 19/08263/FUL and subdivide into two, three bedroom bungalows (Revised Plans) (applicant Mrs Amy Hallett)

Comments: Whilst noting that revisions had been made to the red line site area and the parking, the Parish Council still **OBJECT** to this application and made the following observations additional to those raised on 16 December 2019:

- It would appear from the plans vehicles trying to exit the site in a forward gear on one plot will have to manoeuvre over their neighbour's land.
- A concern was raised there was not enough space available down the side of the property to the left to access the rear of the property.
- The boundary lines to the front of the properties are not in line with the properties, which seemed odd and could cause issues further down the line with occupiers if these were built.
- Over development of the site.
- It is not clear on the site plans where the entrance to these properties will be and how it interacts with the road.

The Council also reiterated their comments made on 16 December 2019, which were also made on 5 March 2019 regarding planning application 18/11538.

'This application is outside of the settlement boundary for both the Parish of Melksham Without and Melksham Town. Additionally, it considers that this is over development of the site and that this proposal offers no outdoor amenity space for any future occupier.'

The Parish Council acknowledges that the settlement boundaries were part of the Housing Allocation Plan review, the outcome of which have still to be adopted by Wiltshire Council. 'However, they understand that the current settlement boundaries still stand until any revisions are approved and formalised. In addition, the Parish Council would like to make reference to the Planning Inspector's comments following refusal of planning application 17/04649FUL, where the lack of garden and

outdoor amenity space was cited for refusal, with the Inspector stating that the application would fail to provide an acceptable standard of outdoor provision for future occupants.

The Parish Council therefore, seek a consistent approach to applications in the parish.

The Parish Council raised concerns in 2016 when an application was submitted for a dwelling in the garden on 406C The Spa, with regard to any proposal which affected the shared footpath/cycle route to the secondary school. They therefore, OBJECT to the creation of three access points across this cycle/pedestrian path as it is the only access route for children attending Melksham Oak Community School. The proposed layout of the parking spaces for the 3 dwellings would mean that vehicles are unable to enter or leave the parking provision in a forward-facing gear as no provision for turning space has been provided.'

- c) 19/11280/FUL: Sandridge Park House, Sandridge Park, Sandridge Common. Erection of detached gatehouse with associated works. (applicants – Mr and Mrs Selby)

Comment: The Council **OBJECT** to this application, as without the gatehouse being 'tied' to the main dwelling, this represents development in the open countryside.

- d) 19/11574/FUL: Ivy Lodge Equestrian, Lower Woodrow. Permanent retention of equestrian worker's dwelling (approved under 16/08205/FUL for a temporary period) – applicant J Ayliffe

Comment: No Objection.

345/19 Melksham Neighbourhood Plan:

- a) **To consider a recommendation to Full Council on 20 January 2020 on the plan vision, objectives and policies**

Members went through the Plan Vision, Objectives and Policies of the Neighbourhood Plan as drawn up by consultants Place Studio.

Recommendation: To accept and approve the Vision, Objectives and Policies of the Joint Melksham Neighbourhood Plan as presented.

b) Town Centre Vision Project report commissioned by Melksham Town Council. To make observations on this document for the Neighbourhood Plan Steering Group, as raised at the Planning meeting on 16 December 2019

Whilst noting a few inaccuracies within the document, Members raised a concern at some of the content within the document and how this information could be interpreted by Members of the Public.

Recommend: That the Clerk meet with the Town Clerk to discuss the parish's concerns at some of the content of the Town Centre Vision.

c) To consider correspondence from Melksham Town Council re: pre-planning protocol

Both the Parish and Melksham Town Council considered a draft Pre-Planning Protocol, drawn-up by the Neighbourhood Plan consultants, Place Studio.

Whilst the Parish Council considered these on 16 December 2019 and were happy with the draft Protocol and supported the inclusion of suggestions made by the Town Clerk as well as asking that 2 clauses be added from the parish's Planning Principles the Town Clerk had written stating the Town Council proposed a briefing be arranged with members of both Councils led by Place Studio, to enable both councils to consider the protocol together, whilst having the advice and guidance of the Neighbourhood Plan consultants.

Recommendation: As the Parish Council had approved the Pre-Planning Protocol as drawn-up by Place Studio, with amendments suggested by the Town Clerk, it was felt unnecessary to hold a joint meeting. Members expressed a disappointment that the Town Council did not reciprocate an invitation to the Parish Council to Pre-Planning meetings within the town, as previously agreed.

d) To receive feedback from meeting with Melksham Town Council and Wiltshire Council on "Statement of Common Ground" held on Weds 8 Jan 2020

The Chair informed Members that a meeting on a Statement of Common Ground between the parish council, Melksham Town Council and Wiltshire Council had taken place on 8 January 2020 which had been very productive and positive.

The Chair explained that a list of draft strategic priorities had been drawn-up to form discussions as part of the Statement of Common Ground as follows:

Town Centre Regeneration

Employment
Transport Infrastructure
Level of Growth
Schools
Wilts & Berks Canal Restoration

The Clerk also provided an update on the timeline for the draft Neighbourhood Plan going to Regulation 14 consultation and for approval, once the Plan had been adopted the steering group would go straight into a review.

346/19 Correspondence

a) To note correspondence from Steve Vercella, Head of ICT, Wiltshire Council regarding the intermittent failures of the planning application system.

The Clerk explained that prior to the Planning meeting on 16 December, Wiltshire Council's Planning Application portal had gone down again making it difficult to access the applications for that evening's meeting, resulting in Wiltshire Council's Planning department having to email over the planning applications for that evening's meeting.

The Clerk had contacted the Planning Department and expressed frustration that she had not received a response to a previous complaint in September, following a similar incident. Therefore, Steve Vercella, Head of ICT, Wiltshire Council had written explaining the system was old and complex, however, the Council were currently undertaking work to select a replacement system.

Recommendation: To thank Steve Vercella for his response and to ask Wiltshire Council in the meantime, until a new system is in place that the Parish Council receive hard copies of all applications within the parish and to copy in Melksham Town Council, Cllrs Phil Alford, Melksham Without North and Nick Holder, Melksham Without South into any correspondence.

347/19 S106 Agreements and Developer meetings: (Standing Item)

a) To note update on ongoing and new s106 Agreements

Pathfinder Way, Bowerhill

The Clerk explained that comments had been received from Bowerhill Residents Action Group (BRAG) and Cllr Carter on proposals for the art project as part of Pathfinder Way.

Recommendation: That following feedback, whilst happy with the overall interpretation, the plane be shown showing the training aspect, which took place at the base, rather than imply it flew from Bowerhill.

Bowood View, Land to the east of Semington Road, Berryfield

The Clerk informed the meeting that the LAP was being installed this week.

b) To consider any new S106 queries

None.

c) To note any S106 decisions made under delegated powers

None.

d) To note any contact with developers

None.

The meeting closed at 9.15pm

Chairman, 20 January 2020