

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 7 February 2022 at 1 Swift Way, Westinghouse Way, Bowerhill, Melksham, SN12 6QX at 7.00pm

THE PUBLIC WERE WELCOME TO ATTEND THE FACE-TO-FACE MEETING, BUT WERE ENCOURAGED TO PARTICIPATE VIA ZOOM, DUE TO LIMITED SPACE AVAILABLE IN THE COUNCIL'S MEETING SPACE TO COMPLY WITH THE COUNCIL'S RISK ASSESSMENT RELATING TO COVID.

Present: Councillors Richard Wood (Committee Chair), John Glover (Chair of Council), David Pafford (Vice Chair of Council) and Mark Harris

In attendance via Zoom: Councillor Baines (Vice Chair of Planning) and Wiltshire Councillor Nick Holder (Bowerhill)

Officers: Teresa Strange, Clerk and Lorraine McRandle, Parish Officer

399/21 Welcome, Announcements & Housekeeping

Councillor Wood welcomed everyone to the meeting.

400/21 To receive Apologies and approval of reasons given

Members noted Councillor Pile has a leave of absence until the end of February 2022.

Apologies had been received from Councillors Chivers who was in hospital.

Councillor Baines was unable to attend the meeting due to an injury sustained that afternoon and joined the meeting via Zoom and was aware whilst he could participate in the meeting was unable to vote.

It was noted that the meeting was quorate.

401/21 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.

To note the Parish Council have a dispensation lodged with Wiltshire Council dealing with Section 106 agreements relating to

planning applications within the parish.

- 402/21 To consider holding items in Closed Session due to confidential nature** *Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of business, where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.*

The Clerk advised item 11 be held in closed session as it related to legal proceedings and the defence of the Melksham Neighbourhood Plan at a Planning Appeal hearing.

Resolved: Agenda item 11 be held in closed session for the reasons given.

403/21 Public Participation

Wiltshire Councillor Holder explained he was in attendance to listen to debate regarding planning applications in his ward (Bowerhill).

404/21 To consider the following Planning Applications:

PL/2021/11498: Former Countrywide Store Site, Bradford Road, Melksham. Erection of 2 commercial buildings (Builders' Merchant and Automotive Centre) and associated access, landscaping and drainage works. Applicants L2 Property Limited and Anthony Best Dynamics Ltd

Comment: Members noted that this application was just over the parish boundary, in Melksham Town. Whilst having no objection and welcoming more opportunities for employment in the area, Members asked, given the proposed block grey colour of the buildings in a semi-rural location, if these could be shaded, similar to Cereal Partners, Bowerhill, adjacent to the A350.

PL/2022/00325: 27 Beanacre. Variations to conditions 2 and 5 of 20/03543/FUL

Comment: No objection, as long as any proposed new windows which over look existing properties are obscured.

PL/2022/00374: 25 Bader Park, Bowerhill. Single storey side extension and loft conversion.

Comment: Whilst having no objection to this application, Members queried whether there was enough parking provision within the curtilage of the

dwelling to provide adequate parking for a 4-bed dwelling in line with Core Policy 64 of the Core Strategy which sets out how to manage the demand for parking and sets residential parking standards based on minimum parking standards. The adopted (2015) Wiltshire Car Parking Strategy also states that the minimum parking standards for 2-3 bed dwellinghouse require 2 allocated parking spaces and that 4-bed dwellinghouse are required to have 3 allocated parking spaces.

Members also asked in order to mitigate against the anomalous character of the extension, the finish is sympathetic to the existing roof ridge tiles.

PL2022/00247: Blackmore House, Sandridge Common. Retrospective application to construct a small wooden stable block (Full Plan).
Comment: No Objection.

PL2022/00394: Blackmore House, Sandridge Common. Retrospective application to erect a domestic satellite dish (Listed Building Consent).
Comment: No Objection.

PL/2022/00622: 31 Shaw Hill, Shaw. Proposed demolition of existing conservatory and new single storey extension.
Comment: No Objection.

PL/2022/00552: Little Bowerhill Farm, Bowerhill Lane, Bowerhill. Erection of a 2-bay extension to existing steel portal frame building to store straw.
Comments: No Objection.

PL/2022/00550: Little Bowerhill Farm, Bowerhill Lane, Bowerhill. Construction of general purpose agricultural building for the storage of farm machinery.
Comment: No Objection.

405/21

To note comments were submitted to Wiltshire Council on the following applications under delegated powers, in consultation with the Planning Committee, due to the deadline (7 January) for receipt of comments being prior to this meeting:

PL/2021/11573: 6 Plane Tree Close, Whitley. Notification of proposed works to trees in a conservation area. T1 London Plane. Reduction of overextended lateral branches on all sides. Tree work is for the ongoing management of this tree, situated close to

multiple houses **(NO OBJECTION) (Planning Decision by Wiltshire Council: No objection)**

PL/2021/11619: 53D Beanacre, Beanacre, SN12 7PY. Consent under Tree Preservation Orders. T1 - Re-pollard Horse Chestnut tree back to previous pollard points **(NO OBJECTION)**

Members noted the above comments had been submitted to Wiltshire Council by officers under delegated powers in the required deadline.

406/21 Revised Plans To comment on any revised plans received within the required timeframe (14 days)

No revised plans had been received.

407/21 Planning Decisions.

a) **To note Wiltshire Council have approved planning application 20/06840/FUL for the construction of solar farm and battery storage facility, together with all associated works, equipment and necessary infrastructure. Land North of Melksham substation, near Melksham**

Members noted planning approval had been given to the above planning application.

i) **To note comments made by Councillor Baines regarding wording in the Decision Notice with regard to construction traffic exiting the site.**

Councillor Baines noted within the Decision notice in respect of the Traffic Management Plan requirements it appeared the Case Officer's comments on this had been misinterpreted and should have read: ...**not turn right out of** Westlands Lane instead of **not onto** ... in order to enforce the need for HGVs not to go via Corsham. It also did not explicitly say they must not turn left out of the site onto Westlands Lane, and thus go over the railway bridge into Beanacre.

The Clerk asked if Members wished to note the success of negotiations during the planning process.

Recommendation 1: To highlight to Wiltshire Council Planning, the difference between the Officer's Report and the Decision Notice, supporting the Officer's Report.

Recommendation 2: To express gratitude to both the applicant and Wiltshire Council in listening to the concerns of both the Council and residents during the planning application process.

408/21 Planning Enforcement: To note any new planning enforcement queries raised

a) Dick Lovett, Portal Way. Planning Application No; 18/11454/FUL. To note response from Planning Enforcement

Following the Council making enquiries with Planning Enforcement with regard to removal of hedgerow to make an entrance to the North of the site and landscaping works to the East of the site, Planning Enforcement had made investigations. The developer had explained the entrance was not in use and would not be used in the future. Also, before work started on site stated the boundary to this section of the site was in part non-existent other than some recent fence works to the side of the existing gate. As part of the works the contractor had to secure sections of the boundary for security reasons to prevent unwanted site access and had bolstered the area with another line of fencing and constructed a mound as this area was identified as a potential weak spot for security.

Whilst expressing concern at the number of trees cut down and potential impact on badger sets further along the Northern boundary, Members noted the response and welcomed new vegetation would be replanted in due course.

With regard to landscaping on the East of the site to remove vegetation and some trees, the Enforcement Officer explained the works had been undertaken in accordance with the approved planning permission and necessary to allow for works to be carried out for the new connection to the mains foul sewer line which runs along the boundary. Once the connection has been completed the vegetation is scheduled to be replaced in line with the approved landscaping plan.

Councillor Wood expressed concern at the extreme cutting back of vegetation between the two hedgerows on the other side of the A350 to the rear of the current Dick Lovett site and noted building work seemed to be going right up to the boundary, however, it was unclear if this was what was proposed and would need further investigation.

The Clerk informed Members that “Kelly’s lamp” to the North of the site is now working and the notice has been replaced by Herman Miller as the previous one had faded and was illegible.

Recommendation: To request those trees which have been removed are replaced with mature trees and not saplings in order they have a better chance of survival.

b) 64 & 59 Locking Close, Bowerhill. To note response from Planning Enforcement

Members noted, following a query with Planning Enforcement, an Enforcement Officer had made investigations and commented that 59 Locking Close had not extended their garden, however, 64 Locking Close had erected a small shed in land they had bought from the farmer and were in the process of submitting a planning application.

Councillor Harris informed the meeting he looked forward to seeing the planning application for the shed and whether there were any restrictive covenants associated with this strip of land, as with a previous application for adjacent land.

c) Battery Storage, Beanacre (Land to the South of Melksham Substation) Planning Application No. 17/04110). To note complaint raised re noise and vibration

The Clerk explained she had received a noise complaint from a resident on Corsham Road, Whitley. Upon investigation it would appear construction work had started on a battery storage site adjacent to Beanacre Electric Sub Station, however, had not approached Enforcement as the site in question was some distance away from the complainant's house, with several other dwellings closer and no other complaints had been received. She had made the construction company's agent aware though.

Members agreed there did not appear to be enough evidence to pursue this complaint through Planning Enforcement and to await and see if any further complaints were received.

409/21C Planning Appeal. APP/Y3940/W/21/3285428Re: Land West of Semington Road (land rear of Townsend Farm) (Planning application No: 20/07334/OUT).

This item was held in closed session.

Members discussed their input into the defence strategy for the forthcoming Planning Inquiry, which is due to start virtually on 1st March.

410/21 Planning Policy

a) WALPA (Wiltshire Area Local Planning Alliance) Update. To note report from meeting of Wiltshire Council planners and Neighbourhood Plan NHP groups in Wiltshire

The Clerk explained Members of WALPA had met (12th Jan) prior to the meeting of Wiltshire NHP groups with Wiltshire Council (27th Jan) to agree their joint approach.

As well as the notes from the meeting with representatives of Wiltshire Council, the slides from the meeting were also circulated to Members for their information. This information had also been sent to Place Consultants, as part of their desk top study into reviewing the Neighbourhood Plan.

The Clerk explained one point raised at the meeting was the Planning Inspector for an Appeal in Malmesbury (Filands) had stated the Neighbourhood Plan had not included sites which were not liked, which changed the ethos and law of a neighbourhood plan.

Malmesbury had expressed frustration at the meeting, as they are at the end of their two-year period of protection of having a Neighbourhood Plan and had experienced delays in obtaining approval of their statutory documents for their Review, which had been submitted in early September. Wiltshire Council had advised that they had experienced staff shortages before Christmas, particularly with Ecology Officers, the groups felt that Wiltshire Council should be resourcing this externally if that was the case but were advised that there was a lack of planning officers nationally at present.

The Clerk explained the group had not met for 6 months, despite an agreement to try and meet every 3 months and the meeting unfortunately, had only lasted an hour at the behest of Wiltshire Council, despite a packed agenda.

It was also noted James Gray MP for North Wiltshire (representing Malmesbury) had raised questions in Parliament regarding the impact of a lack of 5-year land supply on communities.

b) Neighbourhood Planning

i) To reflect on responses to planning applications for review of the Neighbourhood Plan

No new issues to raise.

ii) To consider a formal response to the Neighbourhood Plan Review

Members had no formal response to the Neighbourhood Plan Review at this stage.

iii) To note project plan

Members noted the Project Plan which had been circulated in their agenda packs for their information.

The Clerk explained there was lots of work scheduled during February and March as Locality grant funding had been received and needed to be spent by the end of the financial year, 31st March.

- iv) **To note the Steering Group have been successful in their application for a grant of £7,440.00 from Locality in order to undertake the review of the Neighbourhood Plan**

Members noted the Neighbourhood Plan Steering Group had been successful in receiving a grant of £7,440 from Locality in order to review the Neighbourhood Plan.

The Clerk reminded Members this funding needed to be spent by the end of March and that the funding had already been received and was in Melksham Town Council's bank as the lead Council for the Joint Neighbourhood Plan.

- v) **To note Neighbourhood Plan Training taking place remotely on 15 & 22 February**

The Clerk reminded Members Neighbourhood Planning would be taking place remotely on 15 & 22 February in the evening (at 6.30pm) and would be recorded for those who could not attend.

- c) **To receive update following meeting with Michelle Donelan MP, who suggested meeting with Wiltshire Council Leader Richard Clewer**

At the meeting with Michelle Donelan MP on 28 January it was suggested that the parish council meet with Councillor Richard Clewer, Leader of the Council to clarify if any residual housing numbers from Chippenham would be passed to Melksham now that the housing numbers related to the Future Chippenham project had been drastically reduced; and to clarify funding for school places and new school builds using s106 funds.

Those who attended the meeting felt it had been a really useful meeting and felt the Council's concerns regarding various issues had been taken on board.

Recommendation: To invite Councillor Richard Clewer to a future meeting.

411/21 S106 Agreements and Developer meetings: (Standing Item)

- a) **To note update on ongoing and new S106 Agreements**

- i) **Update on Footpath to rear of Melksham Oak School**

Correspondence had been received from Kingsley Hampton, Senior Transport Planner, Sustainable Transport at Wiltshire Council explaining a topographic survey and preliminary ecological appraisals were due to take place and once the reports had been received, and a route alignment established, a meeting would be arranged with the school to discuss.

The Clerk asked if Members also wished to attend the

meeting, along with Wiltshire Councillor Mike Sankey as representative for the area, which Members agreed.

- ii) **Bowood View. To receive update on Play Area**
Correspondence had been received from Stephen Hawkins, Wiltshire Council with an update on the play areas at Bowood View and Pathfinder Place, which Members noted.

The Clerk explained she would be having a site meeting with Stephen later in the week and would also visit Pathfinder Way play area afterwards to discuss various issues there; Members were invited to join the site visits.

- iii) **Pathfinder Way. To receive up on street lighting**

Members noted correspondence between Wiltshire Councillor Nick Holder and the Highways Development Control Engineer at Wiltshire Council regarding the lack of lighting on Pathfinder Way and the A365, expressing frustration at having to wait for the developers of the 450 houses East of Melksham (Bloor Homes) to get these installed.

The Clerk explained the Council had previously agreed to a defibrillator being installed adjacent to one of the bus shelters on Pathfinder Way, as an electrical supply was needed to heat the cabinet. However, following enquiries earlier that day was now aware that defibrillators can now be heated by thermal bags and therefore do not require an electrical source and therefore suggested the Planning Committee may wish to consider if there was a more suitable location for a device. It was agreed that the Clerk was right in therefore not asking for an electricity supply to be installed adjacent to the bus shelter.

- b) **To note any S106 decisions made under delegated powers**

The Clerk reminded Members a public art meeting for Berryfield Village Hall had been arranged for Thursday, 17 February at 9.30am to approve the interpretation panels and the signage; this will be held virtually.

- d) **Contact with developers**

- i) **To approve notes of pre app meeting with representatives of Stantonbury Re proposals for mixed development of housing and commercial use on land at Station Yard, Bath Road**

A meeting was held on 20 January with the following in attendance:

Joseph Baum from MPC Consulting, Alexander Hamley and Jonathan Hamley, Stantonbury, Councillor Richard Wood, (Chair of Planning), Councillor Mark Harris, Teresa Strange,

Clerk, Melksham Without Parish Council, Patsy Clover,
Acting Deputy Town Clerk, Melksham Town Council

Jonathan explained Stantonbury were a family run local business and after consulting with Melksham Town Council and members of the public had re-looked at proposals and provided a rough layout sketch of the scheme.

The site includes the hard standing area and the scrap yard. Pro Alloy Wheels will not be affected by proposals and will remain on site.

Proposals include:

- Mixture of housing (Approx. 100 dwellings).
- 60 bed care home.
- Employment uses.
- Community electric charging points.
- A Linear Park to provide a link between Dunch Lane and Bath Road, which will also enhance the biodiversity and ecology network located on the site.
- Removal of contamination on the site caused by previous uses of the scrapyards, which was a former railway siding.
- Maintain potency of South Brook through the maintenance of the Linear Park to ensure debris does not build up in the culverts under Bath Road or Dunch Lane or anywhere else on the site.
- Solar panels provided on homes.
- Efficient boilers
- Also looking at possibility of installing air source heat pumps
- Will relinquish waste licence if obtain planning permission

Public Consultation has already taken place with local residents and a series of one-to-one meetings held if requested. Several residents had asked if a bridge from Southbrook Road/Roundponds could be provided to the site to access the linear park. However, discussions needed to take place with the landowner on the other side of the brook in the first instance.

The meeting was then opened up for questions.

The Acting Deputy Clerk, Melksham Town Council stated that at a recent Economic Development meeting when this scheme was presented that Members had raised concerns at the loss of employment opportunities on the site. This was because it was allocated as such and therefore sought clarification on what employment opportunities would be available, as indicated earlier in the meeting, as this was not mentioned at the recent presentation.

A: There will be a number of starter units and shared office space provided on the site. The exact number is unknown at present, there will also be employment opportunities in the care home.

The viability of the site is dependent on getting the proportion of housing right in order to trade off against the costs of clearing the contaminated land. Having a care home will help towards the costs of clearing the contamination.

Councillor Wood raised the following:

1. Flooding. South Brook often floods, affecting parts of Shaw and Whitley, with a pinch point under Bath Road which needs resolving with the provision of a bigger pipe. If this development were approved, would Stantonbury contribute towards such works to resolve this issue?

A: Flooding issues have been looked at extensively and modelling done by Hydrock, one of the leading consultants in the South West, on the Bath Road culvert. They have looked at upgrading the culvert, however, investigations are still ongoing.

There is a problem with the potential from storm surges from a 1:30, 1:100 and 1:1000 year events backing up from the Avon, baffled by the culvert in the South Brook and if it allowed water to pass through the site could cause issues elsewhere further downstream.

There has to be a balance between water flow and retaining some degree of water on the site, through the Bath Road culvert.

Discussions have taken place with both Wiltshire Council and the Environment Agency to try and come up with a collaborative solution for the problem, as they do not wish to make the problem worse than it already is.

Building works will be outside the area which would cause an issue with regard to a 1:1000 year flooding event, so they are proposing only building on the hard standing area, which includes the scrap metal yard. Currently the scrap yard causes an issue with surface water which runs off quickly and drains in South Brook, however, this will be alleviated through the provision of soft areas in the proposed scheme, there will also be some soakaways and through retention to

hold back the surface water to ebb away when South Brook is not so high.

2. Loss of Employment Land. The land is contaminated, why can't the site be used for economic development, as there is a shortage of employment land in Melksham at present?

A: The contamination of the site is an issue. The current operation of the scrap yard is no longer going to continue. However, if planning permission is not forthcoming, they understand from the landowner that there is interest from other larger scrap yard businesses to take this on.

There will be some employment use, as well as housing on the site. A Statement of Community Engagement will be submitted as part of any planning application and will include feedback from local residents, who during the consultation had stated they would prefer to see housing on the site, rather than what it is used for at present.

Councillor Wood stated if people were asked if they would prefer to see either houses or a big national waste disposal business on the site, they would obviously say they would prefer to see housing, however, if it was stated light commercial units were proposed, the answer may be different.

A: Unfortunately, given the value of light commercial units, these would not pay for the contamination on the site to be dealt with. The site is also above a secondary aquifer and needs to be removed. They have tried to deliver a scheme which improves employment etc and provide a much better use for the site.

3. Development is contrary to the Neighbourhood Plan. Melksham has met its housing figures up to 2026 and beyond and there is a 3-year housing supply.

4. Not ideal location for housing, given sites location and access onto Bath Road after the hump back bridge.

A: The current employment on the site is mainly via the scrap yard, however, this is not an ideal location for this either, being close to the train station, there is an under pass into town and therefore they see the site as being well connected for residents wishing to access the town.

Regarding the junction onto Bath Road: Hydrock's Transport Department have investigated this and

undertaken some modelling and come up with a junction design which will work effectively.

The Clerk raised the following:

- With regard to flooding concerns in the area, there is a wider scheme costed via Atkins for Wiltshire Council to alleviate flooding in Shaw and Whitley, where surface water comes off the Neston Estate and downhill and across the Corsham Road. The volunteer flood wardens have to regularly sandbag the Vicarage and Shaw School. The scheme includes the provision of a wider culvert under Corsham Road, Whitley. However, the reason this has not been done as yet, is that the culvert under the railway bridge on Bath Road needs to be done first and whilst this is not mitigation for the scheme proposed, maybe there is an opportunity for discussions to be held with the Drainage Team at Wiltshire Council on possible assistance towards this scheme.

A: Consultants have already started discussions with Danny Everett, Principal Drainage Engineer and the Drainage Team at Wiltshire Council. It is hoped to meet Danny on site to go through the proposals and what can be done.

- Both the Parish and the Town Council are involved in the Shurnhold Fields project, which is nearby. It is hoped to install swales on the site to alleviate the wider flood issues of Shaw, Whitley and Shurnhold and Dunch Lane and maybe there could be an opportunity to assist with this scheme when diggers were on site?

A: Yes, very happy to assist with works on Shurnhold Fields.

- The Pre-App Protocol has already been sent to you, and to emphasise that any discussions/requests here today don't mean the Parish Council approve proposals for the site, if the application were approved, the Parish Council would like to see some mitigation and community benefit which has been 'honed' through the Joint Melksham Neighbourhood Plan process.
- An application for 240 houses with a 70-bed care home for I South of Western Way has recently been turned down by Wiltshire Council for various reasons, including the Neighbourhood Plan being made and that Melksham has already met its housing allocation.

With regards to the 70-bed care home, the NHS in their response had stated they did not have provision within the GP practices in Melksham to cope with the wide-

ranging needs of such a facility. The lead GP for Melksham/Bradford on Avon GPs surgeries also raised a concern at the impact the care home would have on the delivery of health care in the town, given the complex needs associated with a care home. GPs are already struggling to cope with the patient numbers they have, which is circa 25,000+ patients.

- Where will children be going to school as the site is cut off from the town centre by the bridge and the A350. Shaw Primary School which is the nearest primary school is already full?
- Where will secondary children/and early years provision be provided?
- Would like to see the provision of a pedestrian/cycle link from Roundponds across the brook and the same with Foundry Close with a bridge.
- There is no convenience store/pharmacy for this area.
- Could additional parking be provided on site for those wishing to drive there to use the Linear Park and therefore not encourage people to park nearby and cause issues for existing residents in Roundponds/Dunch Lane etc.

The Clerk explained in responding to every large housing development application, the parish council always asks for the following:

- Circular pedestrian walks be provided.
- Benches and bins installed. Difficult to have these included later once a management company maintenance contract has been let.
- Shared spaces need to be easily identifiable with clear delineation between roads and pedestrian spaces.
- Connectively with existing housing.
- Practical art contribution with the Town Council (in this instance) being involved in discussions.
- Contribution towards improving bus services which would serve the development.
- Implementation of 20 mph speed limit which are self-enforcing.
- Trees are not planted on boundaries to properties in the public open space, so as not to cause issues in years to come with overshadowing and subsidence.
- Development is tenant blind.

- The layout is such that rear gardens of proposed new dwellings are back-to-back with any existing dwellings to give a sense of space.
- Any bus shelters provided are suitable for real time information in the future and have means of connectivity and are of a suitable height.
- The road layout is such there are no straight runs to encourage speeding and also no dead ends, which make it difficult for larger vehicles, such as refuse lorries to manoeuvre.

With regard to the requests above, the developers answered as follows:

Impact of care home on GP services

They are currently in discussions with a care provider of specialist care who seem to think there is a need for such a facility in the area and have their own appraisal system, when looking for suitable locations.

They will contact them to ascertain if they have researched GP provision in the town and how they might mitigate against any concerns and will be in touch with a response.

Access to education/early years provision

This will be assessed by Wiltshire Council, through a Section 106 process. However, more than happy to work through this process with them to make sure any issues arising can be worked through.

The Clerk explained that it was understood all primary schools in Melksham were full. In the case of Shaw Primary School, there was no further opportunity for the school to extend, over and above what it already has. There is part funding available for a new primary school in Bowerhill via a developer, however, this is the wrong side of town to be easily accessible in the future by residents of this site.

Impact on the Highway

Discussions currently taking place with Alan Creedy, Wiltshire Council looking at connectivity, the road junction with Bath Road and cyclist/pedestrian access. A Transport Assessment will be undertaken and will include how to make sure there are adequate pedestrian links between existing housing the other side of South Brook and into town.

With regards to Foundry Close, they understand from Councillor Phil Alford there was a link reserved to the station. Hopefully they can link this at least to the station or underpass. Difficult to link over the railway. However, can have further discussions with Councillor Alford on this.

Circular Walks

Yes, good idea, will forward to MacGregor Smith, Landscape Architect to investigate including these in the scheme.

Provision of Bins

Will pass this on to make sure they are included.

Trees

Will pass on and make sure any proposed trees are planted centrally in the public open space and not adjacent to houses, they appreciate the concerns with overshadowing and potential for subsidence further down the line.

Will forward information on proposed tree planting scheme to the Clerk.

Councillor Wood asked if tree/hedge planting could be native and of a variety to encourage wildlife.

A: It is anticipated to make the linear park a haven for wildlife. There will be a plan to make sure the area is well maintained and to a standard to encourage wildlife.

Delineation of road markings

Appreciate concerns, not keen on this type of design, very hard for people to understand the different areas.

Speed Limit

The scheme will be designed with a speed limit below 20mph and use parking to create buffer zones, the highway consultants are currently looking at this, and to provide adequate turning space for refuge collection.

Lack of Convenience store

Would like to include one and looked at potential providers, however, as yet it has not generated much interest. However, will investigate again to see if there is any interest.

Outpost pharmacies have been provided elsewhere by the prospective care home provider and maybe this is something which could be looked at providing.

Parking to access the linear park

It was envisaged the park was more to connect communities and hadn't realised the potential as a destination place for people to visit, walk their dogs. Therefore, they need to talk to both architect and landscape architects on this issue and the potential to add additional parking, as well as dog bins.

Looking at visitor parking provision for the estate itself, this will exceed current parking standards.

Public Art

Yes, will be looking at putting something in the site and happy to talk to the Town Council on this matter.

On another development the railings around the LEAP will be created by a local blacksmith, which tells the history of the town. Something similar has been done at another development in Coleford and they happy to show members what has been installed on this site.

Development is Tenant blind

They never build affordable/social housing different to private housing in order that housing blends in.

Bus services/Shelters

Again, something to look at and could form part of Section 106 discussions.

Realtime information. Will pass on to the transport consultants to investigate.

Existing dwellings back-to-back

No existing dwellings on the site, but trying to make houses blend in well with existing housing in Foundry Close and Southbrook Road etc.

Road layout

Swept Pass Analysis is being undertaken as part of the Transport Assessment and trying to create generous turning heads throughout the site.

The agent sought any further questions and invited the developers to provide further information on the scheme.

Public Open Space (POS)

The developers explained that ideally, they would like to pass the POS areas on to the Town Council to maintain rather than a management company, as Councils were usually more proactive in managing such areas and were happy to have discussions with the Town Council on this and how the area should be managed.

Sustainability of Site

Councillor Wood raised a concern at the sustainability of the site, given the lack of accessibility to education close by and the need to rely on a vehicle to access it elsewhere in town, including the proposed new primary school in Bowerhill.

Councillor Harris supported these comments and stated Melksham Oak secondary school would be oversubscribed in 18 months-2 years' time.

Councillor Harris also reiterated the impact the development, particularly a care home, would have on the existing GP services and that NHS dentists in the town not taking on patients.

A: Appreciate the standpoint, however, the site is currently a disused site which could have something high quality built on it, which would enhance the area and the town. Believe can have something which would be a flagship for the company on the site.

With regard to connectivity, the site is ideally located, given the close proximity to the train station and the underpass to access facilities in the town, which makes the site sustainable.

With regard to dentists in town not taking on any more NHS patients, they can look at the possibility of providing one on the site.

The Acting Deputy Town Clerk, Melksham Town Council explained most people in Melksham did not like using the underpass for various reasons.

The Clerk reiterated the opportunity to speak to Danny Everett, Principal Drainage Engineer, Wiltshire Council regarding the wider flood risk in the area and the need to slow down water as it came down the hill off the Fullers/Neston Estate.

A: Happy to explore issue of flooding off site and what could be done.

With regard to play equipment, the Clerk asked if a play area would be provided on the site, including equipment for teenagers.

A: A LEAP and a LAP is included in the scheme and will be located where it is overlooked, so as to alleviate concerns with regard to anti-social behaviour.

The Clerk explained the notes of the meeting would be written up and presented at the next Planning meeting on 17 January and included in the minutes and published on the website and also shared with the Town Council.

Joseph, Jonathan and Alex thanked the Parish Council for their time and explained they would be happy to come back to a future meeting to continue discussions.

Resolved: To approve the notes of the pre app meeting held with Stantonbury on 20 January 2021 regarding their proposals for mixed development on land at Station Yard, Bath Road.

ii) **To agree representative for Pre-App meetings in the town.**

The Clerk explained a pre app meeting at been arranged for Tuesday evening at 7.00pm by Melksham Town Council following a request from a developer, which they had asked to keep confidential, for a site in Melksham.

Councillor Wood suggested if other pre app meetings took place with regards to applications in the town, that a Parish Council representative be sought on each occasion, rather than the same representative each time.

Resolved: For Councillor Wood as Chair of Planning and the Parish Officer to attend the meeting.

412/21 Application for Goods Vehicle Operator’s Licence by Broughton Transport Solutions to use Hangar 7, Lancaster Road, Bowerhill Industrial Estate for 5 HGVs and 20 trailers. To consider making a representation.

Following the above application appearing in Melksham News the previous week, this item had been placed on the agenda to enable the Council to make a representation if they wished.

Members had been circulated their response to the Traffic Commissioner to a previous application made in 2019 for 5 trailers at this location, which stated ‘given the current use of Lancaster Road as parking for trailers and overnight lorries, request parking restrictions both sides of the entrance to ensure ease of access and egress of the trailers’.

The Clerk reminded Members a request had been submitted to Wiltshire Council for waiting restrictions on entrances to businesses along Lancaster Road to allow for ease of access/egress, due to the number of trailers parking along this stretch of road.

The Clerk explained separately to this application had discussed the issue of trailers parking on the Bowerhill Industrial Estate with Wiltshire Council Enforcement and the Police to ascertain what could be done to alleviate the situation. Wiltshire Council had explained as there was no waiting restrictions, they were not doing anything illegal.

The Clerk explained Broughton Transport were doing the right thing in applying for a licence and there was no link that they were aware of between them and the trailers currently parking on the industrial estate.

Members expressed concern at the possibility of trailers overflowing from the site and parking on Lancaster Road, as well as vehicles having difficulties accessing/egressing the site, due to other trailers parking near the entrance to the hangar.

It was noted within the Guide to Making a Representation, that Parish Councils could not make a submission, just a statutory body such as a Local Authority, Police.

The Clerk pointed out views on an application could be made if an application impacted owners or occupiers of land or buildings adjacent to the site and as the Pavilion and Bowerhill Sports Field were owned by the Parish Council and vehicles were parking close by, not just on Lancaster Road, but Westinghouse Way, the Parish Council could express a view.

Resolved: To write to the Traffic Commissioner, with a copy to the applicant and Councillor Nick Holder as Wiltshire Councillor for Bowerhill pointing out the current issues with trailers parking on the side of the road and stating, as long as safe access and egress from the site for HGVs and trailers is maintained and they do not park on the highway, the Parish Council have no objection.

Meeting closed at 8.00pm

Signed
Chair, Full Council Meeting, 21 February 2022