



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Monday, 3 June 2024

To all members of the Council Planning Committee: Councillors Richard Wood, Alan Baines, John Glover (Chair of Council) David Pafford (Vice Chair of Council), Terry Chivers, Mark Harris and Peter Richardson

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 10 June at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

TO ACCESS THE MEETING REMOTELY, PLEASE FOLLOW THE ZOOM LINK BELOW. THE LINK WILL ALSO BE POSTED ON THE PARISH COUNCIL WEBSITE WHEN IT GOES LIVE SHORTLY BEFORE 7PM.

Click link here:

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09&omn=84576129286>

Or go to www.zoom.us or Phone 0131 4601196 and enter: **Meeting ID: 279 181 5985**
Passcode: 070920. Instructions on how to access Zoom are on the parish council website www.melkshamwithout.co.uk. If you have difficulties accessing the meeting please call (do not text) the out of hours mobile: 07341 474234

YOU CAN ACCESS THE AGENDA PACK HERE

Yours sincerely,

A handwritten signature in black ink that reads "T. Strange".

Teresa Strange, Clerk



AGENDA

1. **Welcome, Announcements & Housekeeping**
 - a) Following the announcement of a General Election on 4 July, Councillors are reminded of a period of heightened sensitivity during the pre-election period.
2. **Chairman & Vice Chair of Planning Committee for 2024/25**
 - a) To elect **Chair** of Planning Committee for 2024/25.
 - b) To elect **Vice-Chair** of Planning Committee for 2024/25.
 - c) To note new delegated Terms of Reference for the Planning Committee.
3. **To receive Apologies and approval of reasons given**
4. **Declarations of Interest**
 - a) To receive Declarations of Interest.
 - b) To consider for approval any Dispensation Requests received by the Clerk and not previously considered.
 - c) To note standing Dispensations relating to planning applications.
5. **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 **agenda item 14(a)(i) & (ii)** as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.*
6. **Public Participation**
7. **To consider the following new Planning Applications:**
 - [PL/2024/04040](#):** 6 Beeches Green, Shaw. Change of use from agricultural to domestic land at the rear of numbers 5, 6 and 7 Beeches Green, Shaw. Applicant Mr James Milne-Smith (Comments by 7 June – extension on comments granted)
 - [PL/2024/04223](#):** 19 Lancaster Road, Bowerhill. Construction of new single storey building to the rear of the site with the removal of the existing conservatory. Work also includes the removal of the garage and associated raised platform. Applicants ABC Day Nursery (Comments by 13 June)
 - [PL/2024/04460](#):** Little Bowerhill Farm, 457 Bowerhill Lane, Bowerhill. Erection of a self-build rural workers dwelling and associated infrastructure. Applicants E & S Bodman (Comments by 26 June)
 - [PL/2024/04760](#):** 84 Corsham Road. Removal of existing conservatory to main house and garage in garden. New extension and internal alterations to main house. New annexe within garden to provide guest sleeping accommodation. Applicant Mr Jenkins (Comments by 27 June)

PL/2024/04498: **2a Valldata House, Valldata, Halifax Road, Bowerhill.** Enlargement of the office space to the North of the plot, with the addition of a first-floor extension and a new two-storey space to the West side. Adaptation of the land to the North of the plot to provide 23 new parking spaces, facilitated by new vehicular access to the adjacent road (Lancaster Road). Applicant Paul Darvill (Comments by 28 June)

PL/2024/04061: **Melksham Library, Lowbourne, Melksham.** Demolition of former Library, adjoining clinic building and the former education centre to the rear of the site at Lowbourne, Melksham. Applicant Wiltshire Council **(Comments by 14 June) NB in the town parish, but part of the revised Neighbourhood Plan as a site allocation**

8. Revised/Amended Plans/Additional Information: To comment on any revised/amended plans/additional information on planning applications received within the required **timeframe (14 days)**.

Tree Preservation Orders. To consider a response to the following:

- a) **Land off Littleworth Lane, Whitley** (deadline for comments 24 May - extension on our comments granted)
- b) **Land off Beanace Road, Beanacre** (deadline for comments 18 June)

9. Planning Decisions

- a) **Land at Verbena Court (PL/2023/06976).** Construction of care home. To note the decision of Wiltshire's Council Strategic Planning Committee Meeting held on 4 June.

10. Planning Appeals

- a) **Land to the West of Semington Road, Melksham.** Outline permission for up to 53 dwellings including formation of access and associated works, with all other matters reserved (PL/2022/08155). To note the applicant has appealed the decision of Wiltshire Council to refuse planning permission. **To consider attending and speaking at the appeal.**

11. Lime Down Solar Farm Public Consultation:

- a) To note invitation to online meeting on 12 June at 12pm to receive update on consultation and next stages and to consider any specific issues to raise at that meeting.
- b) To note response to consultation from other stakeholders.
- c) To note recent motions regarding "cumulative effect" at Wiltshire Council and Parliament in recent weeks and consider submitting request to Melksham Neighbourhood Plan for policy review covering cumulative effect, and underground cables and supporting infrastructure.

12. Current planning applications: Standing item for issues/queries arising during period of applications awaiting decision.

- a) **Blackmore Farm (Planning Application PL/2023/11188):** Outline permission for demolition of agricultural outbuildings and development of up to 500 dwellings; up to 5,000m² of employment (class E(g)(i)) & class E(g)(ii)); land for primary school (class F1); land for mixed use hub (class E/class F); open space; provision of access infrastructure from Sandridge Common; and provision of all associated infrastructure necessary to facilitate the development of the site.
 - b) **Proposed Primary School, Land at Pathfinder Way, Bowerhill. Reserved Matters application (PL/2023/08046)** pursuant to outline permission 16/01123/OUT relating to the appearance, landscaping, layout and scale of the proposed primary school (including Nursery and SEN provision).
13. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- a) **30 Grasmere, Bowerhill.** To note response from Planning Enforcement & Highways to building works currently taking place.
 - b) **489a Semington Road.**
 - i) To consider concerns of resident at breaches of planning conditions relating to recently built garage (PL/2021/06824) being used as a dwelling.
 - ii) To note update from Planning Enforcement Re Annex following Certificate of Lawfulness for its use as a dwelling being refused by the Planning Inspectorate.
 - c) **Lancaster House, Bowerhill.** Application for retrospective fencing (PL/2023/11068). To note the application has been withdrawn and to receive update from Planning Enforcement.
 - d) **214 Corsham Road, Whitley.** Change of use of garage to holiday let. To note response from Planning Enforcement (if received).
14. **Planning Policy**
- a) **Neighbourhood Planning**
 - i) To note the draft Steering Group minutes & Confidential Notes of meetings held on 15 May & 5 June.
 - ii) To consider update on progress from the latest Steering Group meeting.
 - iii) To reflect on responses to planning applications for monitoring of the Neighbourhood Plan.
 - b) **Proposed changes to Licencing Act. To consider submitting a response to the consultation (deadline 11 July):**
www.slcc.co.uk/government-consultation-on-changes-to-licencing-act-2003/
15. **S106 Agreements and Developer meetings: (Standing Item)**
- a) **Updates on ongoing and new S106 Agreements**
 - i) **Pathfinder Place:**
 - To note any update on outstanding issues, including public open space adjacent to proposed new school on Pathfinder Way and consider a way forward.
 - ii) **Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
 - To note any updates and consider a way forward.
 - iii) **Land to rear of Townsend Farm for 50 dwellings (PL/2023/00808)**
 - To note any updates and consider a way forward.
 - iv) **Land South of Western Way for 210 dwellings and 70 bed care home**

(PL/2022/08504).

- To note any updates and consider a way forward.

b) To note any S106 decisions made under delegated powers

c) Contact with developers

- i) To receive notes of meeting held on 21 May with Bloor Homes re New Road Farm site.
- ii) To receive notes of developer meeting held on 5 June.

Copy to all Councillors