



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday 6 April 2021

To all members of the Council Planning Committee: Councillors: Richard Wood (Chair of Council & Committee), John Glover (Vice Chair of Council), Alan Baines (Vice Chair of Committee), Mary Pile, David Pafford, Greg Coombes & Terry Chivers

Dear Planning Committee members

You are invited to attend the Planning Committee Meeting which will be held on **Monday 12 April 2021 at 7.00pm** to consider the agenda below.

PLEASE NOTE THAT THIS IS A REMOTE VIRTUAL MEETING. TO ACCESS THE MEETING PLEASE FOLLOW THE ZOOM LINK BELOW. THE MEETING WILL ALSO BE STREAMED LIVE ON YOUTUBE, THE LINK WILL BE POSTED ON THE PARISH COUNCIL WEBSITE AND SOCIAL MEDIA CHANNELS WHEN IT GOES LIVE SHORTLY BEFORE 7PM.

Click link here

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09>

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

Yours sincerely,

Teresa Strange
Clerk

AGENDA

1. Welcome, Announcements & Housekeeping
2. To receive Apologies and approval of reasons given
3. 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.
4. Public Participation
5. To note Wiltshire Council have updated their Planning System and how Town/Parish Councils can access/comment on planning applications
6. To consider the following Planning Applications:

[21/01816](#)/FUL: 15 Mallory Place, Bowerhill. A detached, single storey, garden studio with integral open sided covered patio area in rear garden. Applicant Mr & Mrs Powell **(Comments by 16 April 2021)**

[21/02574](#)/LBC: 15 Mallory Place, Bowerhill. A detached, single storey, garden studio with integral open sided covered patio area in rear garden. Applicant Mr & Mrs Powell **(Comments by 16 April 2021)**

[21/01629](#)/OUT: Land South of Woodrow Road, Melksham. Outline application with all matters reserved for residential development (up to 150 dwellings), associated works and infrastructure, ancillary facilities, open space, landscaping with vehicular and pedestrian access from Woodrow Road. Applicants Pegasus Planning. **(Comments by: 16 April 2021)**

(To note comments received from Melksham Town Council regarding this application)

[21/02262](#)/FUL: 486 A Semington Road Melksham. Proposed Carport. Applicant Mr J Evans

[21/02402](#)/FUL: 162 A Top Lane Whitley. Rear extension to form enlarged Kitchen & Dining Area & Conversion and Extension of Garage under existing Carport/Undercroft to provide Play Room and Utility Room. Applicants Mr & Mrs Toogood

[21/02163](#)/FUL: 14 Elm Close Bowerhill. Two storey side extension. Applicants Mr & Mrs Mead

[21/02276](#)/VAR: Snarlton Farm Snarlton Lane Melksham. Removal/variation of
Serving rural communities around Melksham

conditions. Applicant Immersa Ltd

7. **Revised Plans** To comment on any revised plans received within the required timeframe (14 days).
8. **Semington Road application for 144 dwellings. To consider Street Name and Public Art theme**
9. **Planning Enforcement:**
 - a) To note any new planning enforcement queries raised.
 - b) To note response following issues raised relating to completion of items at Pathfinder Place before occupation as detailed in the s106 legal agreement (If received) and note the Clerk has chased this up with Wiltshire Council.
 - c) 125 Beanacre Road and Peacock House. To note the Planning Inspector dismissed appeals lodged by the applicant with regard to breach of planning control: unauthorised siting of shipping container (Appeal A) at and refusal of planning permission by Wiltshire Council for retrospective planning permission for citing of shipping container and raising of fencing level (App No 20/02092) (Appeal B)
10. **Planning Policy**
 - a) **Lack of 5 Year Land Supply**
 - i) **Wiltshire Area Localism and Planning Group (WALPA):** To note latest actions taken by the group in seeking a change to legislation to protect those areas with a Neighbourhood Plan against a lack of 5 year land supply. To consider attending meeting with WALPA and Wiltshire Council and submitting questions to be asked (refer to previous correspondence sent to Sam Fox, Director of Economic Development & Planning, Wiltshire Council)
 - b) **National Planning Policy Framework Consultation**
 - i) To note response from WALPA on the consultation
 - ii) To note response made on behalf of the Parish Council
 - iii) To note NALC & SLCC responses
 - c) **Neighbourhood Planning**
 - i) To note draft notes of Melksham Neighbourhood Plan meeting held on 3 March 2021
 - ii) To note update on progress of the Examiner's report
 - iii) To note Seend Neighbourhood Plan is going to Referendum on 6 May 2021 and that BRAG Picnic Area & Giles Wood have been proposed for designation as a Local Green Space.
11. **S106 Agreements and Developer meetings: (*Standing Item*)**

a) To note update on ongoing and new S106 Agreements

i) Public Art Update

- Pathfinder Place (awaiting highway approval of new site)
- Bowood View (concept sign off meeting 15 April)
- Sandridge Place

b) To consider any new S106 queries

c) To note any S106 decisions made under delegated powers

d) To note any contact with developers

Copy to: All councillors