



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday, 8 August 2023

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

You are invited to attend the Planning Committee Meeting which will be held on **Monday, 14 August 2023 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>

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**
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. **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 item (10a)iii) where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.
5. **Public Participation**
6. **To consider the following new Planning Applications:**
 - [PL/2023/01205](#):** 29 Maitland Place, Bowerhill. Self contained garden outbuilding. Applicant Ben Jenkins (**Comments by 10 August**) (Extension granted on Melksham Without comments until 15 August)
 - [PL/2023/06374](#):** Raynescroft, 68C Shaw Hill, Shaw. Detached Garage with a Room Above. Applicants Mr & Mrs B A'Court (**Comments by: 25 August**)
 - [PL/2023/06263](#):** 71G School Lane, Shaw, Melksham. External timber cladding and raised roof to accommodate new roof build up. Applicant Nina Hammett (**Comments by 23 August**)
 - [PL/2023/06144](#):** Sandridge Lodge, Brick Hill, Bromham (Householder application). Proposed porch and BBQ shelter. Applicants Mr & Mrs Binsted (**Comments by 21 August**)
 - [PL/2023/06177](#):** Sandridge Lodge, Brick Hill, Bromham (Work to Listed Building). Proposed porch and BBQ shelter. Applicants Mr & Mrs Binsted (**Comments by 25 August**)
 - [PL/2023/05883](#):** Land to the rear of 52e, Chapel Lane, Beanacre. Erection of three dwellings, with access, parking, and associated works, including landscaping (Outline application with all matters reserved – Resubmission of PL/2022/06389). Applicants Ian Taylor & John Lee (**Comments by 22 August**)
 - [PL/2023/05863](#):** Beechfield House, Beanacre. Replacement of an aged and dilapidated

sewage handling tank with the installation of a new grease trap, Bioficient 55 sewage treatment plant with twin final effluent pump chamber and associated interconnecting pipework and inspection chambers. **(Comments by 25 August)**

PL/2023/06480: 26 Elm Close, Bowerhill. Single storey side extension and single storey rear extension to garage. Matt Francis **(Comments by 30 August)**

7. **Revised Plans:** To comment on any revised plans on planning applications received within the required **timeframe (14 days)**:

PL/2023/04210: Pear Tree Inn, Top Lane, Whitley. Proposed Community Village Shop. Applicant Shaw & Whitley Community Hub Ltd **(Comments by 17 August)**

PL/2023/04523: Pear Tree Inn, Top Lane, Whitley. 3 Fascia signs on proposed Community Village Shop. Shaw & Whitley Community Hub Ltd **(Comments by 17 August)**

PL/2023/03257: 89 Corsham Road, Whitley. Proposed Side Extension. Applicant Nathan Hall. **(Comments by 25 August)**

8. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.

- a) **27 Newall Road, Bowerhill.** To note Planning Enforcement have been asked to investigate following concerns raised by residents
- b) **19 The Beeches, Shaw.** To note Planning Enforcement have been asked to investigate.

9. **Planning Appeal Notification:** An appeal has been lodged by the applicant against Wiltshire Council's refusal of planning application PL/2022/08504: Land South of Western Way. Outline application (with all matters reserved except for access) for the erection of up to 210 residential dwellings (Class C3) and a 70 bed care home (Class C2) with associated access, landscaping and open space (Resubmission of 20/08400/OUT). To note and consider a response to the Appeal due to emerging Local Plan and Neighbourhood plan since application decision

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

- a) **Land West of Semington Road - Application for 53 dwellings (PL/2022/08155 Outline)**
- b) **Land West of Semington Road - Appeal site to rear of Townsend Farm for 50 dwellings (PL/2023/00808 Reserved Matters).** To note 'Call in Request' has been removed as safe walking route to new school has been addressed

- c) **Blackmore Farm (Planning Application PL/2023/01949) – Outline permission with some matters reserved for demolition of agricultural outbuildings and development of up to 650 dwellings; land for primary school; land for mixed use.**
- d) **Land at Verbena Court (Planning Application No PL/2023/03797): Modification of Planning Obligation Address: Land at Verbena Court, Melksham. Application to modify obligations contained within the S106 agreement relating to marketing land within the Local Centre pursuant to consented outline planning permission 04/01895/OUTES.** To consider latest update and making any further representation.

11. **Planning Policy**

a) **Neighbourhood Planning**

- i) To note minutes and confidential notes from Steering Group meetings held on 7 June and 26 July
 - ii) Update on the Neighbourhood Plan Review and to consider any time critical requests before the next Steering Group meeting.
 - iii) Update on Neighbourhood Plan site selection.
- b) **Wiltshire Council's Design Guide.** To note response sent in reply to the consultation and useful things to note when considering applications
- c) Feedback on meeting with **NHS** on 30 June 2023.
- d) Local Plan. To note Factsheet for Large Villages and Local Service Centres.

12. **Goods Vehicle Operator's Licence.** Broughton Transport Solutions have applied to use Hangar 7, Lancaster Road, Bowerhill as an operating centre for 15 goods vehicles and 30 trailers. To consider submitting a response to the application.

13. **S106 Agreements and Developer meetings: (Standing Item)**

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

i) **Hunters Wood/The Acorns:**

- To note any updates on footpath to rear of Melksham Oak School.

ii) **Pathfinder Place:**

- To note update on outstanding issues, including play area transfer. To note comments raised by resident regarding drop kerbs at Maitland Place.

iii) **Buckley Gardens (144 dwellings on Semington Road)**

- To note any updates.

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

c) **Contact with developers**

- i) To note feedback on meeting with DPP Planning held on 9 August regarding proposed new primary school at Pathfinder Way and to consider a formal response to the pre application consultation (under delegated powers)
- ii) Care Home planning applications/pre apps. To consider a response to the various applications/pre apps.

Copy to all Councillors