



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

First Floor
Melksham Community Campus,
Market Place, Melksham,
Wiltshire, SN12 6ES
Tel: 01225 705700

Email: clerk@melkshamwithout-pc.gov.uk
Web: www.melkshamwithout-pc.gov.uk

Monday, 8 January 2024

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 summoned to attend the Planning Committee Meeting which will be held on **Monday 15 January 2024 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,

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 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:**
 - a) **[PL/2023/10153](#)**: 6 Osprey Close, Bowerhill. Single storey dining room extension, second storey bathroom extension and replacement bay window with roof windows above. Applicants Mr & Mrs Parfitt **(Comments by 25 December) – Extension on Council comments granted.**
 - b) **[PL/2023/10590](#)**: 64 Shaw Hill, Shaw. Crown reduce Hornbean (T1) by approximately 1.5m. Crown clean to remove deadwood and crossing branches. Crown raise to 2.5m. Consent under Tree Preservations Orders. Applicants Mr & Mrs Grainger **(Comments by 16 January 2024)**
 - c) **[PL/2023/10713](#)**: 6 Berryfield Close, Melksham. Single Storey Rear Extension. Applicant Sophie Hunt **(Comments by 12 January 2024). Extension on Council comments granted.**
 - d) **[PL/2023/10488](#)**: Fields North of Melksham Oak School, Bowerhill. Proposed surfaced and lit shared use path (SUP) from new development at East Melksham (Hunters Wood) across adjacent fields that connects access to Melksham Oak School and joins the A365 via a route through Woolmore Farm. Applicant Wiltshire Council **(Comments by 2 February 2024)**
7. **Revised Plans:** To comment on any revised plans on planning applications received within the required **timeframe (14 days):**
8. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.

- a) **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. **To consider submitting new comments following the changes to the NPPF (National Planning Policy Framework)**
 - b) **Snarlton Farm (Planning Application PL/2023/07107)**; Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way for the erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating classes E(b), E(g) and F2(b) and (c)); open space and dedicated play space and service infrastructure and associated works. **To consider submitting new comments following the changes to the NPPF (National Planning Policy Framework)**
 - c) **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).
 - i) To note response from Planning Enforcement, regarding area of land to the North of the proposed primary school.
 - d) **Land rear of 52e Chapel Lane, Beanacre (PL/2023/05883)**. Erection of 3 dwellings, with access, parking and associated works, including landscaping (outline application with all matters reserved – Resubmission of PL/2022/06389)
 - e) **Land to rear of Townsend Farm for 53 dwellings (PL/2022/08155)**. To formally note outline application approved at a Strategic Planning Committee meeting on 29 November. The Head of Development Management has been given delegated powers to grant full planning permission, subject to first completion of a S106 Legal Agreement.
 - f) **Wilts & Berks Canal Melksham Link (Planning Application No: 12/01080)**
 - i) To consider response of the Wilts Swindon & Oxfordshire Canal Partnership to the Local Plan Review.
 - ii) To note the Wilts Swindon & Oxfordshire Canal Partnership have received S106 funding from Buckley Gardens development (20/01938(OUT), Semington Road (£500 per residential unit) for the Wilts & Berks Canal Restoration Project (Melksham Link).
9. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- a) **489 Semington Road: PL/2021/06824 & PL/2022/02893**. To note update.
 - b) **1 Lancaster House, Bowerhill**. To note update.
10. **Planning Appeals**
- a) **89 Corsham Road, Whitley. Proposed side extension (PL/2023/03257)**. To note the applicant has appealed the decision by Wiltshire Council to refuse the application. The appeal will be under the Householder Appeals Service using written responses.
11. **Planning Policy**
- a) **Neighbourhood Planning**
 - i) To receive update on NHP#2 and Regulation 14 consultation.

- ii) To reflect on responses to planning applications for monitoring of the Neighbourhood Plan.
- b) Levelling Up and Regeneration Bill 2023 and reforms to national planning policy**
- i) To note changes to the National Planning Policy Framework (NPPF) and consider next steps. <https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy/outcome/government-response-to-the-levelling-up-and-regeneration-bill-reforms-to-national-planning-policy-consultation>
 - ii) **Street Vote Development Orders Consultation.** To consider a response to the consultation which closes on 2 February 2024: <https://www.gov.uk/government/consultations/street-vote-development-orders-consultation>
- c) Rural Housing.** To consider CPRE report on Unravelling a Crisis: The State of Rural Affordable Housing in England <https://www.cpre.org.uk/news/our-report-housing-crisis-poses-threat-to-survival-of-rural-communities/>

12. 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 and consider a way forward.
 - Highways
 - Management Company
 - Play Area

ii) Buckley Gardens (144 dwellings on Semington Road)

- To note any updates and consider a way forward.
- To note the first tranche of CIL funding has been paid to Wiltshire Council, with £82,327.16 being passed to the Parish Council.

iii) Land to rear of Townsend Farm for 50 dwellings (PL/2023/00808)

- To note any updates and consider a way forward.
- To consider street name theme (and for Phase 2 PL/2022/08155)

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.
- To consider correspondence with Wiltshire Council regarding the signed S106.
- Link to S106 Agreement: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z0000199C49AAE/pl202208504?tabset-8903c=2>

b) To note any S106 decisions made under delegated powers

c) Contact with developers

Copy to all Councillors