



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday 9th May 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, 15 May 2023 at 7.30pm** 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 item **12(a)(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/2022/08893](#): Land Rear of 523 Semington Road. Certificate of lawfulness for material start made for implementation of W/10/03428/S73 (Erection of detached dwelling). Applicant Lucy Rainbow (**Comments by 12 May – extension on comments granted by Wiltshire Council**)

[PL/2023/02752](#): 1 & 2 Sunderland Close, Bowerhill. Proposed Front Extension. Applicant Alan Jenkins (**Comments by 15 May**)

[PL/2023/02741](#): 41 Lysander Road, Bowerhill. Detached freezer/storage unit. Applicant Tim Walden, Ashton Farm Foods (**Comments by 16 May**)

[PL/2023/02304](#): Shaw Court, Bath Road, Shaw. Installation of photovoltaic panels to both roof slopes of existing garage. Applicant Stefano Patacchiola (**Comments by 19 May**)

[PL/2023/02689](#): 40 Newall Road, Bowerhill. Modifying half of existing carport into home office. Applicant Carl Wood (**Comments by 24 May**)

[PL/2023/03257](#): 89 Corsham Road, Whitley. Proposed side extension. Applicant Nathan Hall (**Comments by 23 May**)

[PL/2023/02893](#): Kays Cottage, 489 Semington Road. Certificate of Lawfulness for existing separate annex (Resubmission of PL/2022/08476). Applicant Paul Williams (**Comments by 30 May**)

7. Planning Decisions

- a) To note Wiltshire Council have refused proposals for 210 dwellings and 70 bed care home on land South of Western Way (PL/2022/08504).
- b) Reserved Matters application for 144 dwellings on land at Semington Road (PL/2002/02749). To note outcome of Western Area Planning Committee meeting held on 10 May.
<https://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=149&MId=14891&Ver=4>

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

PL-2023-00808: Land West of Semington Road. Outline planning permission for up to 50 dwellings and formation of access and associated works (Outline application to consider access with all other matters reserved).
(Comments by 30 May)

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

- a) To note Planning Enforcement contacted following concerns by a resident of HGVs using Westlands Lane to access the Battery Storage Facility (17/04110) on Westlands Lane.
- b) New Inn, Semington Road. To note update from Public Protection following concerns raised by a resident.

10. Pre Application, Whitley Store in car park of The Pear Tree, Top Lane, Whitley. To note response from Wiltshire Council following the parish council submitting the application on Whitley Hub's behalf and consider next steps.

11. Application for Goods Vehicle Operator's Licence. To consider making a representation to the Traffic Commissioner to proposals by Broughton Transport Solutions, Norrington Lane, Broughton Gifford to apply to use Hangar 7, Lancaster Road, Bowerhill as an operating centre for 15 goods vehicles and 30 trailers.

12. Planning Policy

a) Neighbourhood Planning

- i) To note minutes of Steering Group Meeting held on 3 May 2023 (if available)
- 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 following Steering Group meeting held on 3 May 2023.
- iv) To note Guidance for Neighbourhood Planning within Wiltshire: Integrating High Quality Design.
- v) To approve listing of Pathfinder Way Public Art as Heritage Asset in the revised Melksham Neighbourhood Plan.

b) Infrastructure Levy. To consider submitting comments on the consultation (deadline 9 June). <https://www.gov.uk/government/consultations/technical-consultation-on-the-infrastructure-levy/technical-consultation-on-the-infrastructure-levy>

- c) **Permitted Development Rights consultation.** To note submission from the National Association of Local Councils (NALC)
<https://www.gov.uk/government/consultations/permitted-development-rights-supporting-temporary-recreational-campsites-renewable-energy-and-film-making-consultation>
- d) To consider and approve including the following in the **List of Requests to Developers**:
- Provision of convenience store with free cash point.
 - Ground source heat pumps to be included in proposals
 - To include capacity for hydrogen heating in the future within proposals
- e) To note **Planning Advisory Service led Planning Peer Review** will be held on Tuesday 23 May and consider submitting response (Clerk booked to attend).

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) **Bowood View:**
- Update on play area adoption and works to be undertaken
- iii) **Pathfinder Place:**
- To note latest update from Wiltshire Councillor Nick Holder/Taylor Wimpey on outstanding issues following site visit.
- b) **To note any S106 decisions made under delegated powers**
- c) **Contact with developers.**
- i) **Public Consultation Re: Proposals for c300 dwellings on land at Snarlton Farm.** To consider response to the consultation
<https://www.catesbystates.co.uk/land/land-south-of-snarlton-farm-melksham>

Copy to all Councillors