



## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Monday 9<sup>th</sup> December 2024

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

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 16<sup>th</sup> December 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.**

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09&omn=87625111845>

Or go to [www.zoom.us](http://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-pc.gov.uk](http://www.melkshamwithout-pc.gov.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 cursive script 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 agenda items 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/2024/10586](#): Boundary Farm, 620 Berryfield Lane, Melksham, SN12 6EF.** Construct a small timber building on an existing agricultural yard. Install a steel container, change of use to a sui generis use as a pet crematorium. Applicant: Nicky Williams (**Comments by 25<sup>th</sup> December 2024**)
  - b) **[PL/2024/10467](#): 46, Shaw Hill, Shaw, Melksham, SN12 8EY:** Repairs to stone tile roof using existing Cotswold stone tiles on new treated battens on Tri Iso Insulation on existing rafters. (retrospective). Applicant: Ms Angela Ferris (**Comments by 27<sup>th</sup> December 2024**)
  - c) **[PL/2024/10216](#): 14-15 Blenheim Park, Bowerhill, Melksham, SN12 6TA.** Change of use from two flats to single dwellings and erection of a proposed rear conservatory. Applicant Name Mr / Mrs Holman Case. (**Comments by 24<sup>th</sup> December 2024**)
  - d) **[PL/2024/10025](#): 486 Semington Road, Melksham, SN12 6DR.** Sub-division of existing house with alterations with porch and rear single storey extension to form 2 dwellings Applicant: Mr D Elmer . (**Comments by 25<sup>th</sup> December 2024**)
  - e) **[PL/2024/09954](#): Melksham Substation, Westlands Lane, Beanacre, Melksham, SN12 7QQ.** Expansion of Existing Substation to Allow for the Siting of a New Shunt Reactor Applicant: National Grid Electricity Transmission (**Comments by 27<sup>th</sup> December 2024**)

- f) [PL/2024/04753](#): Land adjacent to 6 Guinea Cottage, Forest Road, Melksham, SN12 7RB. Erection of new residential farmhouse dwelling. (resubmission of PL/2022/02675) Applicant: Mr Richard Bourne. **(Comments by 23<sup>rd</sup> December 2024)**
  - g) [PL/2024/09323](#): 489A Semington Road, Melksham, Wilts, SN12 6DR. Retrospective use of building as a site office/store/welfare facilities and residential accommodation for a temporary period of three years by the owner/project manager in connection with the on-going development of the adjacent sites. Applicant: Mr Paul Williams. **(Comments by: 31<sup>st</sup> December 2024)**
  - h) [PL/2024/04753](#): Land adjacent to 6 Guinea Cottage, Forest Road, Melksham, SN12 7RB. Erection of a new residential farmhouse dwelling (resubmission of PL/2022/02675) Applicant: Richard Bourne **(Comments by: 23<sup>rd</sup> December 2024)**
7. **Amended Plans/Additional Information:** To comment on any revised/amended plans/additional information on planning applications received within the required timeframe (14 days).
- a) [PL/2024/09606](#): 238 New Road, Melksham, SN12 7QY Proposed garage/store. Applicant: Terence Regler **(Comments by 25<sup>th</sup> December 2024)**
  - b) [PL/2023/11188](#): Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS Demolition of agricultural buildings and development of up to 500 dwellings, up to 5,000 square metres of employment, land for a primary school, land for mixed use hub, open space. Applicant: Tor & Co for Gleasons **(Comments by 17<sup>th</sup> December)**
    - i) To comment on revised documentation/plans with application
    - ii) To note Active Travel England have been consulted on the application
    - iii) To consider information from Melksham Town Council regarding progress with East of Melksham community centre to inform/update response on that aspect
    - iv) To note this application will be considered at Wiltshire Council Planning Committee on Thursday 23<sup>rd</sup> January 2025 at 10.30am and agree who to represent the parish council
8. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
- a) **Land south of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP (Planning Application PL/2024/07097)** Erection of up to 300 dwellings; land for community use or building, open space and dedicated play space and service infrastructure and associate works.
    - i) To consider information from Melksham Town Council regarding progress with East of Melksham community centre to inform/update response on that aspect
    - ii) To note this application will be considered at Wiltshire Council Planning Committee in early 2025 and agree who to represent the parish council

- b) **Land off Corsham Road, Whitley, Melksham (Planning application PL/2024/0975)**  
Outline planning application (with access, layout and landscaping to be approved) for up to 22 dwellings, new access off Corsham Road, public open space, drainage and associated works.
      - i) To consider requesting “calling in” the application for Wiltshire Council planning committee decision
    - c) **52e Chapel Lane, Beanacre (Planning Application PL/2023/05883)** Erection of three dwellings, with access, parking and associated works including landscaping.
- 9. **To note “next steps” following objections made to Street Trading consent application for Westinghouse Way, Bowerhill, Melksham, SN12 6SP:** To site a 16ft trailer between the times of Monday – Sunday inclusive from 3.30 p.m. – 11.00 p.m for the sale of food.
- 10. **To note decision on Premises Licence Application for the New Inn Public House, Semington Road, Berryfield, Melksham, SN12 6DT:** For ON and OFF Sales of Alcohol.
- 11. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
  - a) Land West of Semington Road, Melksham (Townsend Farm)
  - b) Land East of Semington Road, Melksham (Buckley Gardens)
- 12. **Planning Policy:**
  - a) To consider submission of the Wiltshire Local Plan to the Secretary of State for Examination
  - b) To consider any update expected from the Government on proposed changes to the NPPF (National Planning Policy Framework)
- 13. **To consider update regarding lack of employment space and consider any parish council actions**
- 14. **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 way forward.
      - To note Briefing Note regarding footpath through to Burnet Close
      - To note update regarding transfer of Play Area
    - ii) **Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
      - 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.
    - v) **To note temporary closure of Right of Way for construction works of new footpath to the rear of Melksham Oak school**
    - vi) **To note any S106 decisions made under delegated powers**

**b) Contact with developers:**

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

- To receive update and consider any action following meeting with Living Spaces on Thursday 12<sup>th</sup> December

**Copy to all Councillors**