



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday, 11 July 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, 17 July 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,

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 (10aiii) 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/2023/05030](#)**: Unit 3, Merlin Way, Bowerhill Industrial Estate. Extension to existing industrial unit to provide goods in and out area. Applicant Mark Anderson
Comments by: 28 July 2023
 - [PL/2023/05398](#)**: Full Planning Permission. Land North of 224, Bath Road, Shaw. Retention of outdoor riding arena. Applicant Helen Roberts. **Comments by:** 4 August 2023.
 - [PL/2023/05457](#)**: 26 Maitland Place, Bowerhill. Conservatory to rear of house with tiled roof. Applicant Jamie Green. **Comments by:** 7 August 2023
 - [PL/2023/05461](#)**: Hampton Park West, Melksham. Proposed extension of open storage area, proposed parking lay by and associated works and retrospective permission for alterations to the boundary treatment. Applicant A L King Roofing Ltd **Comments by:** 8 August
7. **Revised Plans:** To comment on any revised plans on planning applications received within the required **timeframe (14 days):**
8. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
 - a) **Planning Application PL/2021/06824:** Proposed garage 489a Semington Road. To note response from Planning Enforcement and subsequent correspondence from resident.
 - b) **Former Waney Edge Café, Semington Road:** To note correspondence from
Serving rural communities around Melksham

Planning Enforcement.

9. **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 receive update following meeting with Luke Webb, Living Spaces on 6 July 2023.
 - 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 note update with regard to 'Call in Request' by Wiltshire Councillor Mike Sankey and consider further action
10. **Planning Policy**
 - a) **Neighbourhood Planning**
 - i) To note draft minutes of Steering Group Meeting held on 7 June 2023 (if received).
 - 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) **Local Plan Review: Cabinet Meeting 11 July: (Link to Cabinet Papers: <https://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=141&MId=14748>)**
 - I) To note report to [Cabinet](#) 11 July 2023.
 - II) To note [Pre Submission Draft](#) 2020-2038 (Appendix 1)
 - III) To note Schedule of Policies (Appendix 2)
 - IV) To note Planning for Melksham Document: https://cms.wiltshire.gov.uk/documents/s216844/Planning_for_Melksham_July2023.pdf
 - c) **Draft Wiltshire Design Guide.** To consider a response to the consultation. www.wiltshire.gov.uk/article/6110/Wiltshire-Design-Guide
11. **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.
 - b) **To note any S106 decisions made under delegated powers**

c) Contact with developers

- i) To note feedback from Pre App meeting with Bloor Homes on 27 June 2023 regarding proposed development at New Farm.
- ii) To note feedback on Town Council pre app meeting with Aspire on 11 July regarding proposals for a care home on Longleaze Lane.

Copy to all Councillors