



## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Monday 10 August 2020

To all members of the Council Planning Committee: Councillors: Richard Wood (Chair of Council & Committee), John Glover (Vice Chair of Council), Alan Baines (Vice Chair of Committee), Mary Pile, David Pafford, Greg Coombes & Terry Chivers

Dear Planning Committee members

You are invited to attend the Planning Committee Meeting which will be held on **Monday 17 August 2020 at 7.00pm** to consider the agenda below.

**PLEASE NOTE THAT THIS IS A REMOTE VIRTUAL MEETING. TO ACCESS THE MEETING PLEASE FOLLOW THE ZOOM LINK BELOW. THE MEETING WILL ALSO BE STREAMED LIVE ON YOUTUBE, THE LINK WILL BE POSTED ON THE PARISH COUNCIL WEBSITE AND SOCIAL MEDIA CHANNELS WHEN IT GOES LIVE SHORTLY BEFORE 7PM.**

<https://us02web.zoom.us/j/83839692425?pwd=QkxZVFRXK1NKTHhNOUZ6OCtKeS94QT09>

Meeting ID: 838 3969 2425

Passcode: 642602

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. Invited Guests – Representative from Ashford Homes Re proposals for 9 dwellings on First Lane, Whitley**

**5. Public Participation**

**6. Correspondence**

- a) To note comments made on proposals by Ashford Homes for 9 dwellings on First Lane as part of the Neighbourhood Plan consultation.
- b) To note correspondence from Stuart Morgan, Ashford Homes confirming attenuation arrangements on First Lane, Whitley
- c) To note correspondence from Adam Withers, JBM regarding proposals for solar farm at Wick Farm, Beanacre, following the Planning meeting held on 20 July 2020
- d) To note planning application 20/04037: Demolition of existing garage to side and replace with new dwelling at 17 Blemheim Park, Bowerhill will be determined at the Western Area Planning Committee to be held on 19 August at 3.00pm (virtually)

**7. To consider the following Planning Applications:**

**20/02092/FUL:** The Old Peacock Pub. Peacock House. 125 Beanacre Road, Melksham. Shipping container for storage of tools, fork lift and other materials (retrospective) and raising of fence level. Applicant Mr J Hunjan (comments by 14 August)

**20/05765/FUL:** 50b Methuen Avenue, Melksham. Single storey front & side extension. Applicant Mr Daniel Smith (comments by 25 August) (Note: This application is within the town on the border with MWPC)

**20/05766/OUT:** Land at First Lane, Whitley. Erection of 9 dwellings and associated works. Applicant Ashford Homes (comments by 27 August)

**20/05916/FUL:** 64 Berryfield Park, Berryfield. Front porch extension and two storey rear extension - Applicant Joe Groves (Comments by 27 August)

**20/05968/FUL:** Paddock View, 6 Farmhouse Court, Melksham. Single storey contemporary extension to rear of property to provide kitchen/dining and living areas – Applicants Mr & Mrs Hunter (Comments by 11 September) (Note: This application is with the town on the border with MWPC)

**20/06685/LBC:** Paddock View, 6 Farmhouse Court, Melksham. Single storey contemporary extension to rear of property to provide kitchen/dining and living areas – Applicants Mr & Mrs Hunter (Comments by 11 September) (Note: This application is within the town on the border with MWPC)

**20/06070/FUL:** 3 Lopes Close, Melksham. Proposed two storey rear extension. Applicant Mr Ferris. (Comments by 7 September)

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

**9. Planning Decisions**

To note the planning application to convert The Toast Office, Top Lane, Whitley (20/04525) into residential units has been Refused by Wiltshire Council.

**10. Building for Life 12.** To consider adopting these principles for new residential developments when holding discussions with developers.

**11. Planning Legislation**

**a) Town & Country Planning (Use Classes) (Amendments) (England) Regulations 2020.** To note changes in planning classes.

**b) Business and Planning Act 2020.** To note modifications to:

- i) Pavement Licences
- ii) Premises Licencing to authorize off-sales for limited period
- iii) Construction working hours
- iv) Extension of certain permissions and consents
- v) Procedures for certain planning proceedings

**12. Neighbourhood Plan**

a) To receive update on Neighbourhood Plan & Regulation 14 Consultation

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

**a) To note update on ongoing and new s106 Agreements**

i) To note, notes of meeting held on 30 July with Diana Hatton regarding Art Project for Bellway Development on Semington Road (Bowood View) **(to follow)**

**b) To consider any new S106 queries**

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

**d) To note any contact with developers**

***Copy to: All councillors***