



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Monday 12 August 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), Terry Chivers, Mark Harris and Peter Richardson

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 19 August 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&omn=86727436011>

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-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,

Teresa Strange, Clerk



AGENDA

1. Welcome, Announcements & Housekeeping

- i) To note work commenced on Gompels warehouse extension (PL/2024/01458)

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:

[PL/2024/06557](#): **4 Elm Close, Bowerhill.** Side extension, works to front parking area and alter garage to accommodation. Applicant Mr S Jackson (Comments by 15 August). (The parish council have been granted an extension on their commends until 20 August)

[PL/2024/06422](#): **38 Hornchurch Road, Bowerhill.** Proposed garden shed (retrospective). Applicant Marcia Cox. (Comments by 23 August)

[PL/2024/06272](#): **48-54 Blenheim Park, Bowerhill.** Proposed modular extension. Applicant Tesco (Comments by 2 September)

7. Revised/Amended Plans/Additional Information: To comment on any revised/amended plans/additional information on planning applications received within the required timeframe (14 days).

[PL/2024/05437](#): **17 Park Road, Bowerhill.** Proposed Two Storey Rear Extension. Applicant Jason Mack (Comments by 14 August). (The parish council have been granted an extension on their comments until 20 August)

8. Lime Down Solar Farm:

- a) To note response from Nic Thomas, Director of Planning regarding Wiltshire Council's response to the scope of the Environmental Impact Assessment (EIA).
- b) To note parish council's response to the Planning Inspectorate on the EIA.

9. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
- a) **Blackmore Farm (Planning Application PL/2023/11188):** Outline permission for demolition of agricultural outbuildings and development of up to 500 dwellings; up to 5,000m² of employment (class E(g)(i)) & class E(g)(ii); land for primary school (class F1); land for mixed use hub (class E/class F); open space; provision of access infrastructure from Sandridge Common; and provision of all associated infrastructure necessary to facilitate the development of the site.
 - i) To consider objection from Wiltshire Council Ecology on proposals.
 - b) **Proposed Primary School, 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).
10. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- a) **Pathfinder Way Development (16/01123/OUT), Pathfinder Way, Bowerhill.** To receive update on public open space.
 - b) **489a Semington Road.** To receive update on enforcement action concerning breaches of planning conditions relating to recently built garage (PL/2021/06824) being used as a dwelling.
11. **Planning Policy**
- a) **Melksham Neighbourhood Plan:** To receive update.
 - b) **Proposed changes to the National Planning Policy Framework (deadline 24 September).**
 - i) To consider feedback from Wiltshire Council webinar on 14th August on initial thoughts.
 - ii) **New Government Housing Targets.** <https://www.gov.uk/government/news/housing-targets-increased-to-get-britain-building-again> To note response from Councillor Clewer, Leader of Wiltshire Council.
 - iii) To consider how to respond to the consultation: <https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>
 - c) **South East Strategic Reservoir Option (SESRO).** To consider a response to the public consultation. (deadline 28 August) in relation to the Wilts & Berks canal restoration project. [South East Strategic Reservoir Option \(SESRO\) - Thames Water Resources Management Plan \(thames-wrmp.co.uk\)](https://www.thames-wrmp.co.uk/south-east-strategic-reservoir-option)
 - d) **Semington Neighbourhood Plan.** To note Regulation 16 consultation is taking place between 7 August-24 September and to consider a response at a later date.
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 way forward.
 - ii) Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
 - To note any updates and consider a way forward.
 - iii) Land to rear of Townsend Farm for 50 dwellings (PL/2023/00808)**
 - 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.
- b) To note any S106 decisions made under delegated powers**
- c) Contact with developers**

Copy to all Councillors