



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Monday 12th December 2022

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 and Mark Harris

You are invited to attend the Planning Committee Meeting which will be held on **Monday, 19th December 2022 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

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. **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, where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.
5. **Invited Guests:** Oliver Ansell, David Wilson Homes Re Amended Plans for 144 dwellings on land East of Semington Road (PL/2022/01938)
6. **Public Participation**
7. **To consider the following Planning Applications:**
 - [PL/2022/02749](#):** Land at Semington Road. Reserved matters (Following Outline Permission 20/01938/OUT) for development comprising the erection of 144 dwellings with informal and formal open space, associated landscaping and vehicular and pedestrian accesses off Semington Road (Amended Plans). Applicant David Wilson Homes. **(Comments by 20 December)**
 - [PL/2022/08504](#):** Land South of Western Way, Melksham. Outline application (with all matters reserved except for access) for the erection of up to 210 residential dwellings (Class C3) and a 70 bed care home (Class C2) with associated access, landscaping and open space (Resubmission of 20/08400/OUT). Applicant Hallam Land Management (To note Wiltshire Councillor Nick Holder has 'called in' this application for consideration) **(Comments by 23 December)**
 - [PL/2022/08914](#):** 1 Burnt Cottages, Beanacre Road, Beanacre. Access and parking area to frontage. Applicant Mr A Lyus **(Comments by 22 December)**

- [PL/2022/08943](#): Land South of Westlands Lane, Beanacre. Removal of a 10m section of hedgerow to facilitate access to a compound associated with sewerage network installation. Applicant Wessex Water (**Comments by 14 December** - extension on comments granted)
- [PL/2022/08476](#): Kays Cottage, 489 Semington Road, Melksham. Certificate of Lawfulness for existing separate annexe. Applicant Paul Williams (**Comments by 26 December 2022**)
- [PL/2022/08572](#): 450 Bowerhill Lane, Bowerhill. Single Storey Rear Extension. Applicants Mr & Mrs Lynch (**Comments by 22 December**)
- [PL/2022/08749](#): 399 The Spa, Bowerhill (Full Plans). Proposed extension over side entrance to create study. Applicant Karen Grant (**Comments by 23 December**)
- [PL/2022/09086](#): 399 The Spa, Bowerhill (Listed Building (Alt/Ext)). Proposed extension over side entrance to create study and replacement side door. Applicant Karen Grant (**Comments by 23 December**)
- [PL/2022/08848](#): Barns South of Upper Beanacre Farmyard, Beanacre. Replacement of barn and store with 2 no. chalets bungalows. Applicant Harry Keen (**Comments by 22 December**)
- [PL/2022/08931](#): 404A The Spa, Bowerhill. Proposed construction of a single storey porch extension to the front of the property, construction of a single storey utility & shower room extension to the rear of the property, conversion of a flat roof to a pitch roof on an existing two storey extension at the front of the original building and conversion of a flat roof to a pitch roof on an existing two storey extension to the side of the original building. Applicant Martin Harrall (**Comments by 23 December**)
- [PL/2022/09008](#): Six Guinea Cottage, 212 Lower Woodrow, Forest. Replacement dwelling with associated outbuildings. Applicant Mr and Mrs Chandler (**Comments 28 December**)
- [PL/2022/09196](#): Mavern House, Corsham Road, Shaw. Proposed 2 Storey 4 Bedroom House. Applicant Peter Madden (**Comments by 30 December**)
- [PL/2022/09222](#): Stroud Farm, Sandridge Farm, Brick Hill, Bromham. Change of use of existing agricultural store to a residential holiday let. Applicant Roger Keen (**Comments by 3 January**)
- [PL/2022/09297](#): 407C The Spa, Bowerhill. Erection of a carport to allow for covered electric car charging. Applicant c/o agent Russell Poulson (**Comments by 3 January**)

8. **Revised Plans** To comment on any revised plans received within the required timeframe (14 days)
9. **Planning Decisions:** To note outcome of Western Area Planning Committee to be held on Wednesday 14th December, considering application for: PL/2022/07194 Proposed two storey extension Ivy Lodge, Lower Woodrow, Forest, Melksham, SN12 7RB
10. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
 - a) **New Inn, Semington Road.** To consider next steps if applicant has not applied for Building Regulations following approval of planning application (PL/2022/07374).
11. **Planning Policy**
 - a) **WALPA (Wiltshire Area Local Planning Alliance) & new Government policy:**
To note the latest publicised changes to Government planning policy
 - b) **Neighbourhood Planning**
 - i) To note minutes of Steering Group meeting held on 30 November 2022.
 - ii) Update on the Neighbourhood Plan Review and to consider any time critical requests before next Steering Group meeting.
12. **S106 Agreements and Developer meetings: (Standing Item)**
 - a) **To note update on ongoing and new S106 Agreements**
 - i) **Hunters Wood/The Acorns:**
 - To note update on Footpath to rear of Melksham Oak School
 - ii) **Bowood View:**
 - To receive update on village hall, play area.
 - iii) **Pathfinder Way:**
 - To receive update from Taylor Wimpey on issues eg lights, grit bins
 - To receive update on Play Area
 - iv) **Land East of Semington Road PL/2022/02749:** To consider suggesting alternative use of highways s106 funding as A350 pedestrian crossing already improved by Govt Active Travel funding (footpath from development to new Pathfinder School?)
 - v) **Land West of Semington Road (20/07334/OUT).** Townsend Farm (Rear of), Semington Road Appeal site for 50 affordable homes. To consider suggesting where the play area contribution should be allocated, following submission of planning application for 53 homes on adjacent site.
 - b) **To note any S106 decisions made under delegated powers**
 - c) **Contact with developers.**
 - i) To receive notes on meeting held on 13 December with Terra Strategic regarding proposals for 53 dwellings on land West of Semington Road (PL/2022/08155)
 - ii) To receive notes on pre application meeting held on 24 November with landowners regarding proposals for 22 dwellings on land at Middle Farm, Whitley

Copy to all Councillors