



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday, 26 September 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 2 October 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 (14ai) 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/2023/06806](#): The Manager's House, Beanacre Manor, Beanacre. Install new metal bifold (double glazed) doors to existing car ports and replace existing doors and window to match to the rest of the South Elevations; installation of solid fuel stove with stainless steel flue outlet. Applicant Peter Hood. **(Comments by 6 October)**

[PL/2023/07107](#): Land South of Snarlton Farm, Snarlton Lane. Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way, for the erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating Classes E(b), E(g) and F2(b) and (c); open space and dedicated play space and service infrastructure and associated works. Applicant Catesby Estates **(Comments by 6 October)**

[PL/2023/07344](#): 181 Woodrow Road. Demolition of existing detached garage and extension to form garage, therapy and carers accommodation. Applicant Harry Kirkman **(Comments by 28 September – extension granted)**

[PL/2023/06725](#): Land at Longleaze Lane, Melksham. Construction of elderly care home (Use Class C2) with associated access works, landscaping and drainage. Improvements to site access and Longleaze Lane/Snowberry Lane junction. Applicant Aspire LPP Ltd **(Note: application in Melksham Town)**

PL/2023/06976: Land at Verbena Court, Melksham. Construction of care home (within Class C2), parking access, hard and soft landscaping and other associated works. Applicant Frontier Estates (San) Ltd. **(Comments by 6 October). Note: application in Melksham Town**

7. **Revised Plans:** To comment on any revised plans on planning applications received within the required **timeframe (14 days):**

PL/2022/08155: Land to the West of Semington Road. Outline application for up to 53 dwellings including formation of access and associated works, with all other matters reserved. Applicant Terra Strategic **(Comments by 26 September – extension granted)**

PL/2023/06374: Raynescroft, 68C Shaw Hill. Revised scheme to PL/2022/03686 ‘detached double garage with a room above’ to add ground floor window in the northern elevation and dormer window in the eastern roof slope. Applicant Mr & Mrs A’Court **(Comments by 25 September - extension granted)**

8. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
- a) **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.** To consider discussing application with Wiltshire Council Planning Officers.
- b) **PL/2023/05883: 52e Chapel Lane.** To note correspondence & clarification relating to Highway comments raised by residents.
9. To reflect on responses to planning applications for monitoring of the Neighbourhood Plan.
10. **Planning Appeal:** Land South of Western Way. Outline application (No: PL/2022/08504) for the erection of up to 210 residential dwellings and a 70 bed care home with associated access, landscaping and open space (resubmission of 20/08400/OUT). To note hearing to be held on 24 October at 10.00am at Melksham Town Hall.
11. **New Premises Licence Application. Whitley Stores, The Pear Tree Inn, Top Lane, Whitley.** For off sales of alcohol Monday-Saturday: 08:00-18.00 and Sunday 10:00-16:00. To consider submitting a representation.
12. **Tree Preservation Order.** To note a Tree Preservation Order has been made on 29 August 2023 relating to a wooded area on land adjacent to A350, North of Dunch Lane, Melksham and to consider response.
13. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- **PL/2022/02749: Land at Semington Road and proposals for 144 dwellings**

(Buckley Gardens). To note Planning Enforcement have been contacted regarding alleged breaches of planning conditions.

- **183 Top Lane, Whitley.** To note update from Planning Enforcement.
- **1 Lancaster House, Bowerhill.** To note update from Planning Enforcement.

14. **Planning Policy**

a) Neighbourhood Planning

- To note the Neighbourhood Plan minutes of 6 and 27 September 2023 (if received) and Confidential Notes to accompany the minutes.
- To formally recommend to Full Council the approval of the draft reviewed Neighbourhood Plan (NHP#2) for Regulation 14 Consultation.

b) Wiltshire Council Local Plan. To begin drafting a response to the draft Local Plan consultation, consider any queries to raise at drop-in session on 4 October and if professional help is required. <https://www.wiltshire.gov.uk/planning-policy-local-plan-review>

c) Permitted development Rights. To ratify response to Government consultation if sent.

d) Empty Homes in Wiltshire. To note correspondence from Councillor Alford regarding Wiltshire Council's policy on empty homes in Wiltshire.

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

a) Updates 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 any update on outstanding issues:
 - Highways
 - Management Company
 - Play Area

iii) Buckley Gardens (144 dwellings on Semington Road)

- To note correspondence regarding S106 funding for canal restoration.

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

- 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