



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday 14th March 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, 20 March 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 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, 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/2023/00636](#):** Annexe, 113 Beanacre, Beanacre. Change of use of annexe to a self contained dwelling - C3. Applicant Stephen Blower (**Comments by 5 April**)
 - [PL/2023/00651](#):** 183 Top Lane, Whitley. Installation of 20 Trina Vertex Solar Panels on associated field linked to property. Applicant David Giddings (**Comments by 30 March**)
 - [PL/2023/01314](#):** 1 Portal Road, Bowerhill. Erection of PV panels on the pitched roof of Herman Miller Limited. System Size: 583.2kWp (1440 x 405w panels) all anti-glare. Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises. Applicant Cactus Energy. (**Comments by 23 March**)
 - [PL/2023/01382](#):** The Dutch Barn, Old Loves Farm, Bowerhill, Bowerhill Lane. Change of use of building from agricultural to residential and conversion to annexe. Applicants Mr & Mrs Sunderland (**Comments by 29 March**)
 - [PL/2023/01383](#):** Old Loves Farm, Bowerhill. Conversion of outbuilding to annex. Applicant Mr & Mrs Gwilliams (**Comments by 31 March**)
 - [PL/2023/01707](#):** Old Loves Farm, Bowerhill. Conversion of outbuilding to annex. Listed Building Consent. Applicant Mr & Mrs Gwilliams (**Comments by 31 March**)
 - [PL/2023/01508](#):** Boundary Farm, 620 Berryfield Lane. Retrospective replacement

agricultural building and change of use to light industrial. Applicant John Guley (**Comments by 6 April**)

[PL/2023/01526](#): Kittle House, 123 First Lane, Whitley. T1- Horse chestnut: Reduce crown by approximately 2m, pruning to previous crown reduction pruning points. As cyclical management of a previously reduced crown and to maintain the tree to a size suitable for the context of the site. Consent under Tree Preservation Orders. Applicant Jon Lister (**Comments by 20 March 2023**) – Extension granted on MWPC comments.

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

8. **Current planning applications:**
 - a) **Land West of Semington Road - Application for 53 dwellings (PL/2022/08155 Outline).**
 - i) To receive feedback from Clerk's meeting with Wiltshire Council further to request for play area on development and consider the inclusion of a Trim Trail rather than Local Area of Play (LAP) and to consider if the Parish Council wish to adopt it.
 - ii) To note response from Clara Davies, Head of School Place Commissioning to the council's concerns regarding safe walking routes to school.
 - b) **Land West of Semington Road - Appeal site to rear of Townsend Farm for 50 dwellings (PL/2023/00808 Reserved Matters).** To receive feedback from Clerk's meeting with Wiltshire Council following request for play area on this proposed development and proposed wording for the s106 play area off site contribution.
 - c) **Land East of Semington Road - Development comprising the erection of 144 dwellings with informal and formal open space, associated landscaping and vehicular and pedestrian accesses of Semington Road. Applicant: David Wilson Homes.** To consider correspondence from David Wilson regarding reason (services easement) for gate opening onto Shails Lane (private road).

9. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
 - i) **Whitley Reading Rooms/Whitley Hub.** To note update from Enforcement Officer.

10. **Planning Policy**
 - a) **Neighbourhood Planning**
 - i) To note Minutes of Steering Group meeting held on 25 January 2023 and 22 February.
 - ii) Update on the Neighbourhood Plan Review and to consider any time critical requests before the next Steering Group meeting.
 - iii) Update following meeting with Semington Neighbourhood Plan Steering Group regarding collaborative working on a Green Gap/Wedge policy.

- iv) To reflect on responses to planning applications for review of the Neighbourhood Plan.

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) Bowood View:

- To note correspondence regarding non achievement of Practical Completion Certification of Whitworth play area and consider next steps.
- To consider legal queries relating to land transfer of Whitworth Play Area.
- To note hedge between village hall and public open space has been planted, in space for potential terrace/patio and consider next steps.
- To note that noticeboards have been erected for Wilts & Berks Canal Trust info, and boards have also been manufactured by the Wilts & Berks Canal Trust and consider next steps.

iii) Pathfinder Place:

- To note latest update from Wiltshire Councillor Nick Holder/Taylor Wimpey on outstanding issues.
- To note the Davey play area has achieved Practical Completion certification from Wiltshire Council and so can now move to legal transfer of land.
- To note parish council noticeboard found in site yard, and now installed opposite Shaw School.

b) To note any S106 decisions made under delegated powers

c) Contact with developers.

- i) To approve the notes of meeting held on 8th March with Catesby Estates regarding a site to the East of Melksham (Snarlton Farm) c300 dwellings and to consider any Rights of Way requests.
- ii) To approve revised list of requests for developers at pre-application stage.

Copy to all Councillors