



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Monday, 20 November 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 summoned to attend the Planning Committee Meeting which will be held on **Monday 27 November 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 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:**
 - a) [PL/2023/09370](#): 603 Berryfield Lane. Proposed removal of existing conservatory and new extension to form kitchen/dining/sitting room. New extension to form entrance lobby with WC, providing disabled wheelchair access. Applicant Mr & Mrs Tucker (**Comments by 6 December**)
 - b) [PL/2023/09236](#): Six Guinea Cottage, 212 Lower Woodrow, Forest. Extension and alteration. Applicant Mr & Mrs Chandler (**Comments by 29 November**)
 - c) [PL/2023/08449](#): Snarlton Farm Solar Farm, Snarlton Lane. Variation of condition 2 of 13/06140/FUL to extend the expiration period from 25 years to 40 years. Applicant Foresight Group (**Comments by 22 December**)
7. **Revised Plans:** To comment on any revised plans on planning applications received within the required **timeframe (14 days):**
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.
 - b) **Snarlton Farm (Planning Application PL/2023/07107);** 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.

- c) **Land to the West of Semington Road (Planning Application PL/2022/08155):** Outline application for up to 53 dwellings including formation of access and associated works, with all other matters reserved. **To note the application will be determined at a Strategic Planning Committee on Wednesday, 29 November at 10.30am and to consider who will attend the meeting on behalf of the Parish Council.**
- d) **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). **To receive feedback on recent meetings and note updated Design & Access Statement and Highway comments (if received).**
- e) **Land rear of 52e Chapel Lane, Beanacre (PL/2023/05883).** Erection of 3 dwellings, with access, parking and associated works, including landscaping (outline application with all matters reserved – Resubmission of PL/2022/06389)
- f) **Woolmore Farm Buildings, Bowerhill (PL-2023-07756).** Variation of Condition 1 (approved plans) on PL/2022/05895 (Redevelopment of redundant farm buildings to provide B1 employment space, involving change of use of existing agricultural buildings, plus erection of new build B1 offices, together with demolition, construction of a new access with associated parking, landscaping and ancillary works) to facilitate a redesign of Unit 5. **To note this application has been withdrawn by the application.**

9. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.

- a) **489 Semington Road (PL/2021/06824).** To note concerns of a resident in relation to the proposed new double garage and home office and response from Planning Enforcement.

10. Planning Appeals

- a) **Land South of Western Way. Outline application (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 the Planning Inspectorate has allowed the Appeal and therefore approved the application.**
- b) **16 Halifax Road, Bowerhill (PL/2023/01275).** Retrospective application for the installation of new feather fence to side and front of house, 2 garden gates and proposed installation of black steel chimney to side of house.

11. Planning Policy

a) Neighbourhood Planning

- i) Update on NHP#2 and Regulation 14 consultation and Viability Assessments.
- ii) To reflect on responses to planning applications for monitoring of the Neighbourhood Plan.

b) **Wiltshire Council Local Plan.** To note response sent under delegated powers.

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

a) **To note correspondence from Wiltshire Council Planning Officers regarding the Parish Council's request to be involved in Section 106 Agreements and consider a way forward.**

b) **Updates on ongoing and new S106 Agreements**

i) **Hunters Wood/The Acorns:**

- To note update 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 any updates and consider a way forward

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**

i) **Bloor Homes Re New Road Farm.**

- To receive notes of meeting held on 14 November.
- To note correspondence regarding density of the site and consider invitation of a 'study tour'.

Copy to all Councillors