



## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday 22 November 2022

To all members of the Council Planning Committee: Councillors Richard Wood (Chair of Committee), Alan Baines (Vice Chair of Committee), David Pafford (Acting Chair of Council), Mark Harris, Terry Chivers, Andy Russell (Acting Vice Chair of Council)

You are invited to attend the Planning Committee Meeting which will be held on **Monday, 28 November 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](http://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](http://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. **Public Participation**
6. **To consider the following Planning Applications:**
  - [PL/2022/06389](#):** Land to the rear of 52E Beanacre, Chapel Lane, Beanacre. Erection of three dwellings, with access, parking, and associated works including landscaping (outline application with all matters reserved). Applicants Ian Taylor and John Lee (**Comments by 13 December**)
  - [PL/2022/07557](#):** Snarlton Farm, Snarlton Lane, Melksham. Variation of condition 2 (approved plans) of planning permission 21/02276/VAR to make amendments to the approved scheme. Applicant Sandridge Battery Storage (**Comments by 30 November**)
  - [PL/2022/07951](#):** Redstocks Cottage, 423 Redstocks, Melksham. Two Storey Side Extension. Applicant Sarah Bussey (**Comments by 30 November**)
  - [PL/2022/08155](#):** Land to the West of Semington Road, Melksham. Outline planning permission for up to 53 dwellings including formation of access and associated works, with all other matters reserved. Applicant Terra Strategic (**Comments 6 December**)
  - [PL/2022/08300](#):** 254 Sandridge Common, Melksham. Removal of old extensions to the rear and a porch at the side of the original cottage. Replace with new extension. Remove and replace existing dormer window to rear roof. Modification of first floor window in rear elevation. New window in second floor side elevation. Applicant Clive Stell (**Comments by 19 December**)

**PL/2022/08518:** Kays Cottage, 489 Semington Road, Melksham. Build over part of the existing single-storey rear extension. The proposed first floor extension extends to the end of the two-storey dwelling immediately to the north (488 Semington Road). The elevations will be rendered, and the roof will be covered using Spanish slates to match the existing dwelling. Applicant Paul Williams **(Comments by 15 December)**

**PL/2022/08544:** 19 Lancaster Road, Bowerhill (ABC Nursery). Construction of new single storey building to the rear of the property to provide new classroom, staffroom and WC. New access to the site from the main road that includes a larger dropped kerb and part removal of verge in front of building. Applicant ABC Nursery. **(Comments by: 12 December)**

**PL/2022/08762:** The Willows, Lower Woodrow, Forest, Melksham. Erection of a New Garage and Storage Building. Applicant Darren Fletcher **(Comments By 19 December)**

7. **Revised Plans** To comment on any revised plans received within the required timeframe (14 days)
8. **Decision Notices:**
  - a) **New Inn (Planning Application PL/2022/07374).** To note extension to New Inn was approved and to consider a way forward with regard to Informative to contact Building Regulations.
  - b) **Land to the west of the A350 (Beanacre Road) North of Dunch Lane (Planning Application: PL/2021/05391).** Outline planning application for up to 150 dwellings. To note application has been withdrawn by the applicant.
9. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
10. **Planning Policy**
  - a) **WALPA Update**
  - b) **Neighbourhood Planning**
    - i) Update on the Neighbourhood Plan Review and to consider any time critical requests before next Steering Group meeting
    - ii) To note Housing Needs Assessment has now been published.
  - c) **5 Year Land Supply.** To consider a request from Wiltshire Councillor Nick Holder to lobby central government to remove the erroneous 5 year land supply figure.
  - d) **Wilts & Berks Canal, Melksham Link.** To note Wiltshire Council Planning have agreed to call a meeting with the Environment Agency and the Wilts & Berks Canal Trust to discuss their outstanding objections to the current planning application.

- e) To consider including in comments back to Wiltshire Council and a policy in the Neighbourhood Plan that proposals for new housing need to increase ecological mitigation and enhancements in order to increase biodiversity and wildlife.

**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 update on Footpath to rear of Melksham Oak School

**ii) Bowood View:**

- To receive update on village hall, play area.
- To note, notes of residents meeting held on 9 November
- To approve undertaking letter/leaflet drop to residents seeking approval for a footbridge over brook into adjacent development for 144 dwellings (PL/2022/02749), permission for patio/terraced area outside village hall and permission for green space designation in the Neighbourhood Plan.

**iii) Pathfinder Way:**

- To receive update on Pathfinder Place Lights
- To receive update on Play Area
- To receive update following residents meeting on 29 November

**iv) Townsend Farm (Rear of), Semington Road (20/07334/OUT). Appeal site for 50 affordable homes.** To consider where the play area contributions should be allocated, following submission of planning application (PL/2022/08155) for 53 homes on adjacent site.

**b) To note any S106 decisions made under delegated powers**

**c) Contact with developers.**

- i) **Update on meeting held on 17 November with Living Spaces & Sovereign Housing regarding site to rear of Townsend Farm on Semington Road (20/07334/OUT) for 50 affordable Homes**
- ii) **Update on meeting to be held on 24 November to review the current housing allocation in the current Melksham Neighbourhood Plan**

**Copy to all Councillors**