



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Monday, 22 April 2024

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 29 April 2024 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**

[PL/2024/02019](#): The Paddocks, 493a Semington Road, Melksham. Single storey pitched roof extension. Applicant Aston Care Ltd (**Comments by 14 May**)

[PL/2024/03462](#): The Willows, Lower Woodrow, Forest, Melksham. Erection of single-storey side extension and associated works. Applicant Darren Fletcher (**Comments by 15 May**)
7. **Revised Plans:** To comment on any revised plans on planning applications received within the required **timeframe (14 days)**.

[PL/2023/05883](#): Land rear of 52e Chapel Lane, Beanacre. Erection of 3 dwellings, with access, parking and associated works, including landscaping (outline application with all matters reserved – Resubmission of PL/2022/06389). Applicants Ian Taylor & John Lee (**Comments by 23 April: The Parish Council have been given an extension by the Planning Officer on their comments until 30 April**)

 - (i) To note correspondence from resident re revised plans.
8. **Lime Down Solar Farm Public Consultation:**
 - a) **To note response to consultation from Corsham Town Council, Melksham Town Council and Atworth Parish Council (if available)**
9. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.

- a) **Blackmore Farm (Planning Application PL/2023/11188):** Outline permission for demolition of agricultural outbuildings and development of up to 500 dwellings; up to 5,000m² of employment (class E(g)(i)) & class E(g)(ii)); land for primary school (class F1); land for mixed use hub (class E/class F); open space; provision of access infrastructure from Sandridge Common; and provision of all associated infrastructure necessary to facilitate the development of the site.
 - b) **Proposed Primary School, 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).
 - c) **Longleaze Lane (PL2023/06725).** Proposed 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.
 - (i) To note at a Strategic Planning Committee meeting on 17 April the application was approved. (To note application in the Town and not Parish)
10. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- a) **Battery Storage Facility, Land to the south west of Melksham Substation. Westlands Farm, Westlands Lane, Whitley (PL/2024/01377 & PL/2024/01378).** Variation of conditions 1 (approved plans), 2 (soft landscaping) and 7 (Construction Traffic Management Plan) on PL/2022/02615 (17/04116/FUL).
11. **Planning Policy**
- a) **Neighbourhood Planning**
 - i) To note the draft Steering Group minutes of 3 April 2024.
 - ii) To receive update on NHP#2, approve invoices if received and consider additional budget requirements to get plan to Examination.
 - iii) To reflect on responses to planning applications for monitoring of the Neighbourhood Plan.
 - b) To consider a response to the Government proposals on a series of measures aimed at ‘accelerating’ the planning service (closes 1 May). www.slcc.co.uk/an-accelerated-planning-system-consultation/
 - c) **Local Plan and Gypsy and Traveller Development Plan.** To note the Local Plan will now be considered by Wiltshire Council Cabinet on 8 October, followed by Full Council on 22 October.
12. **S106 Agreements and Developer meetings: (Standing Item)**
- a) **Updates on ongoing and new S106 Agreements**
 - i) **Pathfinder Place:**
 - To note any update on outstanding issues and consider a way forward.
 - ii) **Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
 - To note any updates and consider a way forward.
 - iii) **Land to rear of Townsend Farm for 50 dwellings (PL/2023/00808)**
 - To note any updates and consider a way forward.
 - iv) **Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504).**
 - 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