



## MELKSHAM WITHOUT PARISH COUNCIL

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Tuesday 27 April 2021

To all members of the Council Planning Committee: Councillors: Richard Wood (Chair of Council & Committee), John Glover (Vice Chair of Council), Alan Baines (Vice Chair of Committee), Mary Pile, David Pafford, Greg Coombes & Terry Chivers

Dear Planning Committee members

You are invited to attend the Planning Committee Meeting which will be held on **Tuesday, 4 May 2021 at 7.00pm** to consider the agenda below.

**PLEASE NOTE THAT THIS IS A REMOTE VIRTUAL MEETING. TO ACCESS THE MEETING PLEASE FOLLOW THE ZOOM LINK BELOW. THE MEETING WILL ALSO BE STREAMED LIVE ON YOUTUBE, THE LINK WILL 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,

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/2021/04037](#): Sandridge Farm, Bromham. Notification for Prior Approval under Class Q for a Proposed Change of Use of Agricultural Building to One Dwellinghouse (Use Class C3) and for Associated Building Operations. Applicant Mr R Keen **(comments by 14 May)**

[PL/2021/03116](#): 113, Beanacre. Erection of a timber framed building, clad in Spruce boarding to provide a car port and home office. Applicant Steven Blower **(comments by 19 May)**

[PL/2021/03022](#): 192 Westlands Lane Whitley. Front and rear single storey extensions to existing semi-detached bungalow; new double garage with integral home office/study. Applicant Jonathan Burnstone **(comments by 19 May)**
7. **Revised Plans** To comment on any revised plans received within the required timeframe (14 days).
  - a) To note comments submitted against Revised Plans for 21/01791: Land rear of 39 Eden Grove, Whitley: Proposed 2 dwellings (following email confirmation by Planning Committee members due to short timescales (9 days))
8. **Planning Decisions:** To note Officer Report and Decision Notice (23 April) for 20/07334/OUT: Land West of Semington Road for outline permission for 50 dwellings, citing significant weight of Melksham Neighbourhood Plan.

**9. Planning Enforcement:**

- a) To note any new planning enforcement queries raised.
- b) To note response following issues raised relating to completion of items at Pathfinder Place before occupation as detailed in the s106 legal agreement (If received) and note the Clerk has chased this up with Wiltshire Council.
- c) To consider response from Highways Officer re health and safety concerns raised about access to Oakfields Stadium (polling station)

**10. Planning Policy**

**a) Lack of 5 Year Land Supply**

- i) **Wiltshire Area Localism and Planning Group (WALPA):** To note latest actions taken by the group in seeking a change to legislation to protect those areas with a Neighbourhood Plan against a lack of 5 year land supply and update on meeting held with representatives of WALPA and Wiltshire Council on 20 April.

**b) Neighbourhood Planning**

- i) To note Wiltshire Council have issued their Decision Notice confirming the Joint Melksham Neighbourhood Plan can proceed to Referendum, which will take place on 1 July 2021. Related documents are the Decision Notice, Examiner's Report and Neighbourhood Plan (Referendum Version) to be uploaded to <https://www.melkshamneighbourhoodplan.org/> w/c 26 April
- ii) To note advice about promotion/advertising of Neighbourhood Plan Referendum
- iii) To consider when next Neighbourhood Plan Steering Group should be held post Election.
- iv) To note Melksham Neighbourhood Plan features in the new Locality Community Engagement Toolkit as an example of good practice (Page 38) <https://neighbourhoodplanning.org/toolkits-and-guidance/engaging-with-your-community-in-a-meaningful-way/>
- v) To note decisions of Melksham Town Council re joint Melksham Neighbourhood Plan (1 March)
  - Terms of Reference (approved)
  - Split of Funding arrangement (approved)

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

- a) To note update on ongoing and new S106 Agreements

**i) Public Art Update**

- Pathfinder Place (awaiting highway approval of new site)
- Bowood View (update following meeting with artist, Kerry Lemon on 15 April)
- Sandridge Place
- New Semington Road development (to consider Canal Engineer names proposed by Wilts & Berks Canal Trust representative)

**b) To consider any new S106 queries**

- a) To note issue with opening of Play Area at Sandridge Place (and being dealt with by Melksham Town Council due to recent boundary change)**

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

**d) To note any contact with developers**

***Copy to: All councillors***