



## MELKSHAM WITHOUT PARISH COUNCIL

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Friday 25 August 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 4 September 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](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

**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 item (10a)ii) 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/2023/06990](#):** Land adjacent to 26 Shaw Hill, Shaw. Proposed erection of 3-bedroom dwelling with associated works. Applicants Mr and Mrs Moger (**Comments by 14 September**)
7. **Revised Plans:** To comment on any revised plans on planning applications received within the required **timeframe (14 days):**
  - a) **[PL/2023/00478](#): Land off Angelica Avenue. Outline application for up to 11 units with associated access road. Applicant DWH South West Ltd.** (Note: application in Melksham Town)
8. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
9. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
  - a) **Land West of Semington Road - Application for 53 dwellings (PL/2022/08155 Outline).**
  - b) **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.** To consider additional comments in light of 425 dwellings being allocated on this site in the draft Local Plan and Highway comments recently submitted.
  - c) **Land at Verbena Court (Planning Application No PL/2023/03797): Modification of**

**Planning Obligation Address: Land at Verbena Court, Melksham. Application to modify obligations contained within the S106 agreement relating to marketing land within the Local Centre pursuant to consented outline planning permission 04/01895/OUTES.** To consider latest update and make any further representation. (Note: application in Melksham Town)

- d) **PL/2023/05883: 52e Chapel Lane.** To note additional drainage comments and highway comments if submitted, with update on “Call in” for Committee decision.

## 10. **Planning Policy**

### a) **Neighbourhood Planning**

- i) To receive update on the Neighbourhood Plan Review and to consider any time critical requests before the next Steering Group meeting.
- ii) To consider update and way forward on Neighbourhood Plan site selection; to inform Steering Group representatives for meeting on 6 September
- iii) To reflect on responses to planning applications for monitoring of the Neighbourhood Plan

- b) To consider submitting comments to the Government consultation on changes to permitted development rights:

<https://www.gov.uk/government/consultations/permitted-development-rights/consultation-on-additional-flexibilities-to-support-housing-delivery-the-agricultural-sector-businesses-high-streets-and-open-prisons-and-a-call-f>

- c) **Wiltshire Council Local Plan.** To note consultation 27 September - 22 November. With drop-in session at Melksham Campus on Weds 4 October 3-7pm and online event on Tuesday 10 October 6.30-8pm (registration required).

<https://www.wiltshire.gov.uk/planning-policy-local-plan-review>

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

### a) **Updates on ongoing and new S106 Agreements**

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

- To note any updates on footpath to rear of Melksham Oak School and consider correspondence on Spa Road roundabout works lack of progress.

#### ii) **Pathfinder Place:**

- To note any update on outstanding issues, including further information on planned crossing and traffic calming at Maitland Place and consider a way forward.

#### 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**

**Copy to all Councillors**