



## MELKSHAM WITHOUT PARISH COUNCIL

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Tuesday 29<sup>th</sup> October 2024

To all members of the Council Planning Committee: Councillors Richard Wood (Chair of Planning), Alan Baines (Vice Chair of Planning), 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 4<sup>th</sup> November 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=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09&omn=87809260811>

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-pc.gov.uk](http://www.melkshamwithout-pc.gov.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 agenda items 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/2024/09323](#): 489A Semington Road, Melksham, Wilts, SN12 6DR:** Use of building as a site office/store/welfare facilities and residential accommodation for a temporary period by the owner/project manager in connection with the on-going development of the adjacent sites. Applicant: Mr. Williams **(Comments by 21<sup>st</sup> November 2024)**

**[PL/2024/07915](#): Whaddon Grove House, Berryfield Lane, Melksham, SN12 6EL:** To site a mobile home on land north of Whaddon Grove House for use of ancillary accommodation. Applicant: Mr. Jenkins. **(Comments by 25<sup>th</sup> November 2024)**

**[PL/2024/09606](#): 238 New Road, Melksham, SN12 7QY:** Proposed garage/store. Applicant: Mr. Regler. **(Comments by 25<sup>th</sup> November 2024)**

**[PL/2024/09727](#): 38 Shaw Hill, Shaw, Melksham, SN12 8EY:** Proposed rear extension and new garage to the front of the property. Applicant: Mr. & Mrs Bensley. **(Comments by 26<sup>th</sup> November 2024)**
7. **To consider response to public consultation for proposal for homes on land to the north of Berryfield Lane (Drop in event at Berryfield Village Hall 3.30pm to 7pm Weds 30<sup>th</sup> October) Website goes live 30/10/24 [www.berryfieldlane.co.uk](http://www.berryfieldlane.co.uk)**
8. **Lime Down Solar:** To review the Lime Down Solar Consultation Summary Report

relating to the non-statutory consultation in March/April 2024. <https://bit.ly/3NLr0S1>

9. **Land off Beanacre Road, Beanacre:** To note confirmation that tree preservation order (TPO/2024/00015) has been made
  
10. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
  - a) **52e Chapel Lane, Beanacre (Planning Application PL/2023/05883)** Erection of three dwellings, with access, parking and associated works including landscaping.
  - b) **Land south of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP (Planning Application PL/2024/07097)** Erection of up to 300 dwellings; land for community use or building, open space and dedicated play space and service infrastructure and associate works
  - c) **Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS (Planning Application PL/2023/11188)** Demolition of agricultural buildings and development of up to 500 dwellings, up to 5,000 square metres of employment, land for a primary school, land for mixed use hub, open space
  
11. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
  - a) **Land West of Semington Road, Melksham (Townsend Farm):**  
To note enforcement report regarding unauthorised access to site and any update received as a result.
  
12. **Planning Policy**
  - a) **Melksham Neighbourhood Plan:** To receive an update.
  
13. **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 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.
      - To consider correspondence regarding parish council request for s106 change for location of bus shelter
    - 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.
  
    - vi) **To note any S106 decisions made under delegated powers**
  
  - b) **Contact with developers**

**Copy to all Councillors**