



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Wednesday, 31 August 2022

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), Mark Harris, Mary Pile & Terry Chivers

You are invited to attend the Planning Committee Meeting which will be held on **Monday, 5 September 2022 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

******PLEASE NOTE NEW VENUE******

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

Yours sincerely,

A handwritten signature in cursive script 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/2022/05895](#): **Woolmore Farm Buildings, Bowerhill.** Variation of condition 2 of 20/01539/FUL (Redevelopment of redundant farm buildings to provide B1 employment space, involving change of use of existing agricultural buildings, plus erection of new build B1 offices, together with demolition, construction of a new access with associated parking, landscaping and ancillary works) to facilitate a redesign of Unit 5. Applicants **(Comments by 9 September)**. Applicant McBallester Ltd**
 - [PL/2022/05928](#): **Mavern House, Corsham Road, Shaw.** Proposed extension to the boiler room. **(Comments by 27 September)****
 - [PL/2022/06152](#): **93 Corsham Road, Whitley.** Two storey side extension to provide a garage with bedrooms above. Applicant Mr & Mrs Mayer **(Comments by 20 September)****
 - [PL/2022/06187](#): **Land East of Forest Lane, Lacock.** Full planning application for an agricultural worker's dwelling (alternative location and design to dwelling approved under 18/04805/OUT and 19/11059/REM). Applicant A W Doel & Sons **(Comments by 21 September)****
 - [PL/2022/06195](#): **Fields East of Beanacre.** Removal of 4 x 10m sections of hedgerow to facilitate installation of a new rising main to connect properties on Westlands Lane and The Laurels to the existing sewerage network that are currently served by septic tanks and private package treatment plants. Applicant Wessex Water (Hedgerow Removal **Serving rural communities around Melksham**)**

Notice) **(Comments by 2 September)** (To note the Parish Council have an extension on their comments until 6 September)

PL/2022/01864: **Blackmore Farm.** To note response from Wiltshire Council re Scoping Opinion

7. **Revised Plans** To comment on any revised plans received within the required timeframe (14 days)
8. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
9. **Planning Policy**
 - a) **Neighbourhood Planning**
 - i) To note minutes of Steering Group meeting held on 29 June
 - ii) To consider a recommendation to Full Council for additional funding to help facilitate the Neighbourhood Plan Review (Landscape Gap work).
 - iii) Update on the Neighbourhood Plan Review.
 - b) **To note RTPI report on Rural Planning in the 2020s.** Deferred from previous meeting <https://www.rtpi.org.uk/ruralplanning>
 - c) [Homes4Wiltshire](#) To note update from Wiltshire Council.
10. **S106 Agreements and Developer meetings: (Standing Item)**
 - a) **To note update on ongoing and new S106 Agreements**
 - i) **Hunters Wood/The Acorns:** Update on Footpath to rear of Melksham Oak School, Community Centre and pedestrian safety during roundabout roadworks
 - ii) **Bowood View:**
 - To receive update on village hall, public art, play area, bins, management company and residents forming group.
 - To consider hedgerow to boundary of village hall
 - To consider offer of new path through play area
 - iii) **Pathfinder Way:**
 - To receive update on Play Area, Safe walking routes to school, Public Art, School, replanting
 - To note response from Melksham Police regarding anti social behaviour reports on Pathfinder Place.
 - To note update from Councillor Nick Holder on timeline for the proposed new primary school.
 - To note update on commissioning of the pedestrian crossings and lights
 - v) **Playing Fields.** To consider additional playing field provision requested as part of community gain associated with new developments.
 - b) **To note any S106 decisions made under delegated powers**
 - c) **Contact with developers**
 - (i) **Semington Road. Application for 144 dwellings (PL/2022/02749).**
 - Feedback following meeting with BDW Homes Re proposed revised plans
 - To note Councillor Seed has 'called in' the planning application.

- To consider Clerk's update following review of s106 & decision notice vs Reserved Matters application and work already taken place on highways
- (ii) **Upside Business Park (Station Yard), Bath Road, Melksham.** To receive update on proposals to submit a planning application shortly and arrangements to meet with Stantonbury with the town council.
- d) **Limitations of Section 106 agreements.** To note meeting being organised with Councillor Nick Botterill, Cabinet Member for Development Management & Strategic Planning and Parvis Khansari, Corporate Director, Place to discuss lack of clarity, consistency and enforcement on Section 106s Agreements. To agree representatives to attend meeting, and to consider inviting Melksham Town Council representative.

Copy to all Councillors