



## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

First Floor  
Melksham Community Campus,  
Market Place, Melksham,  
Wiltshire, SN12 6ES  
Tel: 01225 705700

Email: [clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)  
Web: [www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk)

Monday, 30 October 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 6 November 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,

A handwritten signature in black ink 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 new Planning Applications:**
  - [PL/2023/09131](#):** 61a Shaw Hill, Shaw. Reduce conifer hedge to approximately 2m above ground level (Consent under Tree Preservation Order). Applicant: Wade (**Comments by: 17 November**)
  - [PL/2023/08776](#):** 399 The Spa, Bowerhill. Proposed refurbishment of existing garden to create new Garden Room and store. Householder Application. Applicant Karen Grant (**Comments by 24 November**)
  - [PL/2023/09206](#):** 399 The Spa, Bowerhill. Proposed refurbishment of existing garden to create new Garden Room and store. Listed Building Consent. Applicant Karen Grant (**Comments by 24 November**)
  - [PL/2023/08970](#):** Wharf Cottage, 533 Canal Bridge, Semington. Removal of modern porch structure, new door joinery, removal of asbestos roofing on curtilage listed structures. Householder Application. Applicants Mr & Mrs Roddy (**Comments by 1 December**)
  - [PL/2023/09344](#):** Wharf Cottage, 533 Canal Bridge, Semington. Removal of modern porch structure, new door joinery, removal of asbestos roofing on curtilage listed structures. Listed Building Consent. Applicants Mr & Mrs Roddy (**Comments by 1 December**)
7. **Revised Plans:** To comment on any revised plans on planning applications received within the required **timeframe (14 days):**
8. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.

- a) **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.
  - b) **32 Lancaster Road, Bowerhill (former Christie Miller site) (Planning Application PL/2023/01008).** New Highways Depot, including the installation of modular buildings for office block, portacabins for operative welfare, works vehicles parking, material storage, external lighting and car parking.
  - c) **Land to the West of Semington Road (Planning Application PL/2022/08155):** Outline application for up to 53 dwellings including formation of access and associated works, with all other matters reserved.
  - d) **Land to rear of 52e Chapel Lane, Beanacre (PL/2023/05883).** Erection of 3 dwellings, with access, parking and associated works, including landscaping (outline application with all matters reserved – Resubmission of PL/2022/06389)
9. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- **Buckley Gardens.** To note update from Planning Enforcement and correspondence with David Wilson Homes.
10. **Planning Appeals:**
- a) **Land South of Western Way (PL/2022/08504) for 210 dwellings and 70 bed care home.** To receive update following appeal hearing held on 24 October.
  - b) **Land adjacent to 6 Guinea Cottage, Forest Road, Melksham (PL/2022/02675).** To note the Planning Inspectorate has dismissed the appeal lodged by the applicant against Wiltshire Council's refusal to approve the application.
  - c) **Kays Cottage, 489 Semington Road (PL/2022/02893).** To note the applicant has appealed the decision of Wiltshire Council to refuse planning permission relating to a Certificate of Lawfulness for existing separate annex (Resubmission of PL/2022/08476)
11. **Planning Policy**
- a) **Neighbourhood Planning**
    - i) To note the Neighbourhood Plan minutes of 27 September 2023 and Confidential Notes to accompany the minutes.
  - b) **Wiltshire Council Local Plan.** To review the emerging response to the draft Local Plan consultation <https://www.wiltshire.gov.uk/planning-policy-local-plan-review>
  - c) **Levelling Up Bill and Regeneration Bill.** To note the Bill has now received Royal Assent and consider the implications
12. **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.

**ii) Pathfinder Place:**

- To note any update on outstanding issues:
  - Highways
  - Management Company
  - Play Area

**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**