



## MELKSHAM WITHOUT PARISH COUNCIL

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Tuesday 2<sup>nd</sup> July 2024

To all members of the Council Planning Committee: Councillors Richard Wood, Alan Baines, 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 8 July 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&omn=89830593888>

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 item 13(a) & 14(c)** as 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/2024/05175](#): **Oak Tree House, Lower Woodrow, Forest.** Proposed installation of ground solar photovoltaic (PV) panels. Applicant Thomas Newell (Comments by 11 July)**
  - [PL/2024/05437](#): **17 Park Road, Bowerhill.** Proposed Two Storey Rear Extension. Applicant Jason Mack (Comments by 12 July)**
  - [PL/2024/04135](#): **Kays Cottage, 489 Semington Road, Melksham.** Certificate of lawfulness for existing separate annex. Applicant Paul Williams (Comments by 12 July). To note correspondence from residents regarding proposals**
  - [PL/2024/05551](#): **20 Hercules Way, Bowerhill.** External non illuminated static signage. Applicant Mr Read (Comments by 19 July)**
  - [PL/2024/05566](#): **214 Corsham Road, Whitley.** Change of use of existing ancillary garage outbuilding to a single holiday let (retrospective) (Comments by 30 July)**
7. **Revised/Amended Plans/Additional Information:** To comment on any revised/amended plans/additional information on planning applications received within the required **timeframe (14 days)**.
  - [PL/2023/05883](#): **Land to the rear of 52e Chapel Lane, Beanacre.** Erection of three dwellings, with access, parking and associated works including landscaping (Outline application with all matters reserved –**

resubmission of PL/2022/06389) **To note correspondence with residents and the planning officer re drainage issues and consider amended plans** (Comments by 16 July)

**Land off Beanacre Road, Beanacre (Revised Tree Preservation Order (TPO) – Addition of T6 Beech Tree)** (deadline for comments 15 July 2024)

**8. Public Consultation:**

To note Catesby Estates are proposing to re-submit a planning application for 300 dwellings at Snarlton Farm and consider response to their consultation (deadline 14<sup>th</sup> July) <https://www.catesbyestates.co.uk/land/land-south-of-snarlton-farm-melksham>

**9. Planning Appeals**

a) **Land West of Semington Road.** Outline permission for up to 53 dwellings including formation of access and associated works, with all other matters reserved (PL/2022/08155). **To note the appeal will be held on 10 September at 10.00am (Venue to be confirmed) and agree who will attend to speak to this.**

**10. Lime Down Solar Farm:**

- a) To approve notes of meeting held on 12 June 2024.
- b) To note correspondence from CAWS (Community Action: Whitley & Shaw) to Wiltshire Council re cumulative effect of renewable energy installations.
- c) To consider reply from Wiltshire Council following submission of parish council's consultation comments (if received).

**11. Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.

- a) **Blackmore Farm (Planning Application PL/2023/11188):** Outline permission for demolition of agricultural outbuildings and development of up to 500 dwellings; up to 5,000m<sup>2</sup> of employment (class E(g)(i) & class E(g)(ii)); land for primary school (class F1); land for mixed use hub (class E/class F); open space; provision of access infrastructure from Sandridge Common; and provision of all associated infrastructure necessary to facilitate the development of the site. **To receive update from Senior Planning Officer.**
- b) **Proposed Primary School, Land at Pathfinder Way, Bowerhill. Reserved Matters application (PL/2023/08046)** pursuant to outline permission 16/01123/OUT relating to the appearance, landscaping, layout and scale of the proposed primary school (including Nursery and SEN provision).
- c) **PL/2024/04223: 19 Lancaster Road. Bowerhill.** Construction of new single storey building to the rear of the site with the removal of the existing conservatory. Work also includes the removal of the garage and associated raised platform. **To note correspondence with the applicant, the Travel Plan, and that the application has been approved.**

- 12. Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- a) **489a Semington Road.** To consider concerns at breaches of planning conditions relating to recently built garage (PL/2021/06824) being used as a dwelling.
- 13. Planning Policy**
- a) **Melksham Neighbourhood Plan:** To note the draft Steering Group minutes & Confidential Notes of meeting held on 5 June.
- b) Wiltshire Council Briefing Note 24-13 Re Housing Land Supply and Housing Delivery Test. To note current housing land supply figure.
- c) To consider presentation from Town and Parish Council Planning Forum at Wiltshire Council on 25<sup>th</sup> June
- d) To consider new Government's Manifesto pledges re Planning/Housing Targets (to follow after election result)
- 14. 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, including public open space and to receive update on improvements to footpath to the rear of Burnet Close.
- ii) **Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
- To note any updates and consider a way forward and to consider correspondence from resident concerned at number of tipper trucks queuing on Semington Road.
- iii) **Land to rear of Townsend Farm for 50 dwellings (PL/2023/00808)**
- To note any updates and consider a way forward.
- 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.
- b) **To note any S106 decisions made under delegated powers**
- c) **Contact with developers**
- To approve notes of developer meeting held on 5 June, consider correspondence from Place Studio and consider response to developers

**Copy to all Councillors**