



Public Document Pack

Melksham Town Council

Town Hall, Melksham, Wiltshire, SN12 6ES

Tel: (01225) 704187

Town Clerk and RFO Linda Roberts BA(Hons) PGCAP, FHEA,
FLSCC

To: Councillor S Rabey (Chair)
Councillor A Griffin (Vice-Chair)
Councillor P Alford
Councillor P Aves
Councillor G Cooke
Councillor G Ellis
Councillor J Oatley
Councillor C Stokes

28 May 2024

Dear Councillors

In accordance with the Local Government Act (LGA) 1972, Sch 12, paras 10 (2)(b) you are invited to attend the **Economic Development and Planning Committee** meeting of Melksham Town Council. The meeting will be held at the Town Hall on **Tuesday 4th June 2024** commencing at **7.00 pm**.

A period of public participation will take place in accordance with Standing Order 3(e) prior to the formal opening of the meeting. The Press and Public are welcome to attend this meeting in person, alternatively the public and press may join the meeting via Zoom.

In accordance with the Council's commitment to being open and transparent; all Town Council meetings are recorded and broadcast live. The right to do so was established under the Openness of Local Government Bodies Regulations.

Yours sincerely

Mrs L A Roberts BA(Hons), PGCAP, FHEA, FSLCC
Town Clerk and RFO

Melksham Town Council
Economic Development and Planning Committee
Tuesday 4 June 2024
At 7.00 pm at the Town Hall

Public Participation – To receive questions from members of the public.

In the exercise of Council functions. Members are reminded that the Council has a general duty to consider Crime & Disorder, Health & Safety, Human Rights and the need to conserve biodiversity. The Council also has a duty to tackle discrimination, provide equality of opportunity for all and foster good relations in the course of developing policies and delivery services under the public sector Equality Duty and Equality 2010.

Virtual Meeting Access:

Please follow the joining instructions below for the virtual Zoom meeting

<https://us02web.zoom.us/j/83669876198?pwd=WlAvY1ZsYVNyUIM3VktgajFvOHhtdz09>

Join Zoom Meeting

Meeting ID: 836 6987 6198 **Passcode:** 481965

Participants will be directly let in the meeting by clicking on the above link. There is no waiting room

AGENDA

1. Apologies

To receive apologies for absence.

2. Declarations of Interest

To receive any Declarations of Interest in respect of items on this agenda as required by the Code of Conduct adopted by the Council.

Members are reminded that, in accordance with the Council's Code of Conduct, they are required to declare any disclosable pecuniary interest or other registrable interests which have not already been declared in the Council's Register of Interests. Members may however, also decide, in the interests of clarity and transparency, to declare at this point in the meeting, any such disclosable pecuniary interests which they have already declared on the Register, as well as any other registrable or other interests.

3. Minutes (Pages 1 - 4)

To approve the Minutes of the Economic Development and Planning Committee meeting held on 14th May 2024.

4. Planning Considerations

Members to note that when responding to planning applications consideration should be given to the Melksham Joint Neighbourhood Plan, the Wiltshire Core Strategy and the National Planning Policy Framework (NPPF).

5. Planning Applications

To comment on the following planning applications

5.1 PL/2024/04046

[PL/2024/04046](#) - Householder planning permission

Address: 7 St Andrews Road, Melksham, SN12 7DB

Proposal: Erection of a thermally efficient timber clad, accessible detached annexe and dropped kerb for additional parking to the principal elevation of the property.

Respond by 06-06-2024

5.2 PL/2024/04426

[PL/2024/04426](#) - Notification of proposed works to trees in a conservation area

Address: Oakwood House, 7 Spa Road, Melksham, SN12 7NP

Proposal: Beech tree – fell

Respond by 05-06-2024

5.3 PL/2024/04061

[PL/2024/04061](#) - Wiltshire Council R3

Address: Melksham Library, Lowbourne, Melksham, SN12 7DZ

Proposal: Demolition of former Library, adjoining clinic building and the former education centre to the rear of the site at Lowbourne, Melksham.

Respond by: 14-06-2024

5.4 PL/2024/04530

[PL/2024/04530](#) - Listed building consent (Alt/Ext)

Address: 11a Canon Square, Melksham, SN12 6LX

Proposal: Change of use of the building from apartments to a mixture of community rooms, church administration and two apartments. Works include internal alterations and repair works to the external elevations.

Respond by: 14-06-2024

5.5 PL/2024/04270

[PL/2024/04270](#) - Full planning permission

Address: 11a Canon Square, Melksham, SN12 6LX

Proposal: Change of use of the building from apartments to a mixture of community rooms, church administration and two apartments. Works include internal alterations and repair works to the external elevations.

Respond by: 14-06-2024

5.6 PL/2024/04416

[PL/2024/04416](#) - Householder planning permission

Address: 20 Forest Road, Melksham, Wiltshire, SN12 7AA

Proposal: Single storey rear extension

Reply By: 19-06-2024

6. Planning Decisions

To note the following planning decisions

6.1 PL/2024/02123

[PL/2024/02123](#) - Advertisement Consent

Address: 14 Bank Street, Melksham, SN12 6LG

Proposal: Install new Specsavers internally illuminated fascia and projection sign

Decision Date: 09-05-2024 Decision: Approve with Conditions

MTC decision: Support

6.2 PL/2024/03180

[PL/2024/03180](#) - Householder Application

Address: 59 Basil Drive, Melksham, SN12 6LT

Proposal: Rear single storey extension.

Decision Date: 13-05-2024 Decision: Approve with Conditions

MTC decision: Support.

6.3 PL/2024/03055

[PL/2024/03055](#) - Householder Application

Address: 4 Farmhouse Court, Melksham, Wilts, SN12 6FG

Proposal: Addition of solar panels on south facing main slate roof and south facing garage slate roof

Decision Date: 13-05-2024 Decision: Approve with Conditions

MTC decision: Support

7. Notice of Appeal (Pages 5 - 6)

Notice of Appeal against decision in [PL/2024/00785](#)

8. Strategic Planning Committee (Pages 7 - 8)

To note.

9. Clackers Brook Restoration

To note. The following email was received from Wiltshire Wildlife Trust Monday 28th May 2024.

Good morning,

In 2022 a project to restore a section of the Clackers brook, Melksham was brought together using a Wessex water fund.

Wiltshire wildlife trust had appointed a contractor, but the project stalled in planning last year. Unfortunately, planning was granted a little too late for the contractor to start work through the dryer months, so the contractor was put on hold until the summer of 2024.

This project now has a start date of the 8th of July 2024.

Could you please pass this on to the relevant officer, in the town council to make them aware.

This project should have a quick delivery, with minimal disturbance.

If you have any questions, please feel free to contact me.

Kind regards
Elliot

10. Parish Steward

To consider jobs to be undertaken by the Parish Steward.

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Melksham Town Council

Minutes of the Economic Development and Planning Committee meeting held on Tuesday 14th May 2024

PRESENT: Councillor S Rabey (Chair)

Councillor P Alford
Councillor P Aves
Councillor G Ellis
Councillor A Griffin
Councillor C Stokes
Councillor J Westbrook

IN ATTENDANCE:

OFFICERS: Andrew Meacham Committee Clerk

PUBLIC PARTICIPATION: Two members of the public were present virtually.

728/23 Apologies

Apologies were received from Councillor Cooke and Councillor Oatley.

729/23 Declarations of Interest

There were no declarations of interest.

730/23 Minutes

The minutes of 23rd April 2024, having previously been circulated, were approved as a correct record and signed by Councillor Rabey.

731/23 Planning Applications

732/23 PL/2024/03424

Members felt that the chimneys should be retained.

It was proposed by Councillor Alford, seconded by Councillor Rabey and

UNANIMOUSLY RESOLVED to object to the application.

733/23 PL/2024/03376

It was proposed by Councillor Westbrook, seconded by Councillor Griffin and

UNANIMOUSLY RESOLVED to support the application.

734/23 PL/2024/03868

It was proposed by Councillor Stokes, seconded by Councillor Alford and

UNANIMOUSLY RESOLVED to support the application.

735/23 PL/2024/03975

Concerns were raised about the timing of the work and the nesting season.

It was proposed by Councillor Griffin, seconded by Councillor Ellis and

UNANIMOUSLY RESOLVED to support the application, subject to raising concerns about the timing of the work.

736/23 Planning Decisions

737/23 PL/2024/01704

The decision was noted.

738/23 Lime Down Battery Storage

Councillor Westbrook said that everyone she had spoken to about the project was opposed.

Councillor Alford outlined what he felt were the main issues and referred to the comments of Melksham Without Parish Council and Community Action Whitley & Shaw.

It was agreed that the committee clerk would draft a response based on the points raised and circulate for comment.

739/23 Neighbourhood Plan

The date of the next meeting was noted.

740/23 Parish Steward

Councillor Alford asked if the Parish Steward could keep an eye on overgrowing grass on Beanacre Road. Other than that there were no specific requests, only the usual general requests for weeding and general maintenance. It was noted that Melksham Town Council Amenities team had been doing a lot of work recently to keep the town tidy.

741/23 Matter raised for information, not on the agenda.

Councillor Alford mentioned the rubbish on the privately owned land off Farmer's roundabout between the electricity sub-station and the A350. He advised that a planning enforcement notice had been put in place and action was being taken.

There was also discussion of ownership of the former Pelican pub and the issue of broken glass. This had been referred to the Locum Clerk.

Meeting Closed at: 7.30 pm

Signed:

Dated:

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23 May 2024

Development Services
Wiltshire Council
Tel: 0300 456 0114
www.wiltshire.gov.uk
PlanningAppeals@wiltshire.gov.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAME:	Mr & Mrs Carl Whiting
APPEAL SITE:	1 Philip Close, Melksham, SN12 7AP
PLANNING APPLICATION REF:	PL/2024/00785
PROPOSED DEVELOPMENT:	Proposed detached 1 bed dwelling on vacant land to the rear Of 1 Philip Close
INSPECTORATE REFERENCE:	APP/Y3940/W/24/3342907
APPEAL START DATE:	23 May 2024

I am writing to let you know that an appeal has been made to the Planning Inspectorate in respect of the above site.

The appeal is Against a Refusal in respect of the above site, and is to be decided on the basis of Written Representations procedure.

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see <https://acp.planninginspectorate.gov.uk>. Alternatively, you can send your comments to The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN, quoting the Inspectorate reference. Comments should be received by **27 June 2024**

The Inspectorate may publish details of your comments, on the internet (on the appeals area of the planning portal). Your comments may include your name, address, email address or phone number, please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Any representations received after the deadline will not normally be seen by the Inspector and will be returned.

Any comments you may have already made following the original application will also be forwarded to the Inspectorate (unless they are expressly confidential) but you may withdraw, modify or amplify them now if you wish. All comments received will be copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

If you wish to receive a copy of the appeal Decision Letter, you should write to the Planning Inspectorate specifically requesting one.

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal.

Finally, you can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

Yours faithfully,
Head of Development Management

Development Services

Tel: 0300 456 0114

Email: developmentmanagement@wiltshire.gov.uk

www.wiltshire.gov.uk

24 May 2024

Dear Sir/Madam,

Reference:	PL/2023/06976
Application Type:	Full planning permission
Site Address:	Land at Verbena Court, Melksham, SN12 7GG
Proposal:	Construction of a care home (within Class C2), parking, access, hard and soft landscaping and other associated works.
Applicant(s):	Frontier Estates (San) Ltd

This is to inform you that under the Council's delegation scheme the above application will be determined at the Strategic Planning Committee at Council Chamber - County Hall, Trowbridge BA14 8JN on 04 June 2024. The meeting will commence at 10.30am.

The agenda and the committee reports for the meeting are published 5 clear working days prior to the committee meeting (e.g. Tuesday the week before a Wednesday meeting where there is no bank holiday). These are available on the Website [Browse meetings - Strategic Planning Committee | Wiltshire Council](#). Please note that the meeting will be live streamed on the [Council's YouTube Channel](#) so that you can watch the meeting online should you wish to do so.

If you would like to register for a public speaking slot, you should contact committee@wiltshire.gov.uk for attention of the officer listed on the front of the agenda (not the case officer for the application).

The deadline for registration is 10 minutes before the start of the meeting, however in accordance with the procedure for planning committees, no more than three statements in support or three statements in objection may be made at the meeting for each application. In most cases, the first three people to register would fill those speaking slots. Statements and comments beyond the three in support and three in objection will not be received.

If you require any further information regarding the committee, please do not hesitate to contact Democratic Services at committee@wiltshire.gov.uk.

Yours faithfully,

Head of Development Management

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