



Public Document Pack

Melksham Town Council

Town Hall, Melksham, Wiltshire, SN12 6ES
Tel: (01225) 704187

Town Clerk Tracy Predeth BA(Hons) MPA, 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

30 July 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 the Melksham Town Council. The meeting will be held at the Town Hall on **Tuesday 6th August 2024** commencing at **7.00 pm**.

A period of public participation will take place during the meeting. The Press and Public are welcome to attend this meeting.

Yours sincerely

Mrs T Predeth BA(Hons), MPA, FSLCC
Town Clerk and RFO

**Melksham Town Council
Economic Development and Planning Committee**

**Tuesday 6 August 2024
At 7.00 pm at the Town Hall**

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

[Join Zoom Meeting](#)

Meeting ID: 836 6987 6198 Passcode: 481965

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. Public Participation

Members of the public are invited to attend the meeting and address the council.

Members of the public are requested to send their question to locum@melksham-tc.gov.uk by noon on the working day before the meeting. This will make it more likely that we will be able to answer your question on the night.

4. Minutes (Pages 1 - 4)

To approve the Minutes of the Economic Development and Planning Committee meeting held on 16th July 2024.

5. 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).

6. Planning Applications

To comment on the following planning applications

6.1 PL/2024/06444

[PL/2024/06444](#) - Modification of Planning Obligation

Address: 15 Canons Court, Melksham, Wilts, SN12 6US

Proposal: Application to remove the occupation age restriction from 15 Canon's Court, obligation as set out within the section 52 legal agreement dated 16 March 1989 pursuant to consented application W/88/02143/FUL as amended by the s106 agreement dated 17 January 1992 pursuant to consented application W/91/00800/FUL

Respond By: 09-08-2024

6.2 PL/2024/06801

[PL/2024/06801](#) - Proposed Works to Trees in a Conservation Area

Address: 3 Church Walk, Melksham, SN12 6LY

Proposal: English Cherry - Reduce side branches by 30% , remove 2 dead & dangerous branches. Yew Tree - Reduce by 60%

Respond By: 12-08-2024

6.3 PL/2024/06462

[PL/2024/06462](#) - Householder Application

Address: 62 Lowbourne, Melksham, SN12 7ED

Proposal: Proposed detached garage & gym & alterations to existing driveway

Respond By: 13-08-2024

6.4 PL/2024/06907

[PL/2024/06907](#) Householder application

Site Address: 5 Union Street, Melksham, SN12 7PR

Proposal: Proposed maintenance works to the external façade, roof and rear extension. New garden room.

Respond by: 23-08-2024

6.5 PL/2024/06974

[PL/2024/06974](#) Works to a listed building

Site Address: 5 Union Street, Melksham SN12 7PR

Proposal: Proposed maintenance works to the external façade, roof and rear extension.
New garden room.

Respond by: 23-08-2024

6.6 PL/2024/06919

[PL/2024/06919](#) Householder application

Site Address: 55 Ingram Road, Melksham, SN12 7JH

Proposal: Conservatory to rear of property with a guardian roof.

Respond by: 21-08-2024

6.7 PL/2024/06981

[PL/2024/06981](#) Householder planning permission

Address: 18 The Close, Melksham, SN12 6AG

Proposal: Two storey side extension to dwelling.

Respond by: 26-08-2024

7. Planning Decisions

To note the following planning decisions

7.1 PL/2024/04046

[PL/2024/04046](#) - Householder Application

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.

Decision Date: 08-07-2024 Decision: Approve with Conditions

MTC Decision: Support.

7.2 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.

Decision Date: 11-07-2024 Decision: Approve with Conditions

MTC Decision: Support.

7.3 PL/2024/04530

[PL/2024/04530](#) - Works to a Listed Building

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.

Decision Date: 11-07-2024 Decision: Approve with Conditions

MTC Decision: Support

7.4 **PL/2024/04416**

[PL/2024/04416](#) - Householder Application

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

Proposal: Single storey rear extension

Decision Date: 11-07-2024 Decision: Approve with Conditions

MTC Decision: Support.

7.5 **PL/2024/05662**

[PL/2024/05662](#) - Householder Application

Address: 35 Queensway, Melksham, SN12 7LB

Proposal: Alterations to existing rear extension, new single and two storey extension to the side of the building and internal alterations. New dropped kerb to front as well as alterations to front garden and boundary.

Decision Date: 26-07-2024 Decision: Approve with Conditions

MTC Decision:

8. Lime Down Solar Park Submission of EIA Scoping Report to the Planning Inspectorate (Pages 5 - 8)

For discussion and decision on submission.

9. Neighbourhood Plan

To note that Reg 14 consultation has been extended to 22nd August 2024.

10. Temporary Road Closure Notifications (Pages 9 - 10)

Notice for a Blanket Temporary Traffic Regulation Order (TTRO)

Notices and indicative plans with confirmed dates of individual closures will be sent a minimum of 2 weeks prior to works commencing. When in the same area, closures will be in force consecutively.

11. Parish Steward

To consider jobs to be undertaken by the Parish Steward. Next scheduled visit Tuesday 10th to Thursday 12th September 2024.

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Melksham Town Council

Minutes of the Economic Development and Planning Committee meeting held on Tuesday 16th July 2024

PRESENT: Councillor S Rabey (Chair)
Councillor A Griffin (Vice-Chair)
Councillor P Aves
Councillor G Ellis
Councillor C Stokes

IN ATTENDANCE:

OFFICERS: Andrew Meacham Committee Clerk

PUBLIC PARTICIPATION: One member of the public was present and one member of the public was present virtually. Councillor Mike Sankey was present to speak on Hunters Wood

38/24 Apologies

There were no apologies.

39/24 Declarations of Interest

There were no declarations of interest.

40/24 Public Participation

Mike Sankey. Spoke in support of the LHFIG request for Hunters Wood Estate and introduced Rob Barbara who was in attendance with his children.

Rob Barbara. As a resident of Hunters Wood he was concerned about the proposed 40mph speed limit on the new access road. Children would be using the road regularly and it is too close to a residential area to be a 40mph limit. There are two crossings but nothing to serve the football and rugby stadium. The chairman of Melksham Football Club supports the residents view.

A 30mph limit would increase travel time by about 30 seconds but would increase the chance of a child surviving a collision from 10% to 50%.

Rob's children presented the chair, Councillor Rabey with a petition from the residents of Acorns and Hunters Wood Estates. It was agreed to pass this on to the relevant person at Wiltshire Council.

41/24 Minutes

The minutes of 25th June 2024, having previously been circulated, were approved as a correct record and signed by Councillor Rabey.

42/24 Planning Applications

43/24 PL/2024/05662

It was proposed by Councillor Rabey, seconded by Councillor Stokes and
UNANIMOUSLY RESOLVED to support the application.

44/24 PL/2024/03660

It was proposed by Councillor Rabey, seconded by Councillor Griffin and
UNANIMOUSLY RESOLVED to support the application.

45/24 PL/2024/05912

It was proposed by Councillor Aves, seconded by Councillor Rabey and
UNANIMOUSLY RESOLVED to support the application.

46/24 PL/2024/06220

It was proposed by Councillor Rabey, seconded by Councillor Stokes and
UNANIMOUSLY RESOLVED to support the application.

47/24 Planning Decisions

48/24 PL/2024/05683

The decision was noted.

49/24 PL/2024/04061

The decision was noted.

50/24 PL/2022/08155

The decision was noted.

51/24 Local Highways and Footpath Improvement Group (LHFIG) Issues

52/24 Request for Review of Parking in Hunters Wood Estate

Councillor Stokes spoke to the request.

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

UNANIMOUSLY RESOLVED to support the request and submit it to LHFIG for consideration.

53/24 Temporary Road Closure Notifications

The Temporary Road Closure Notification was noted.

54/24 Parish Steward

Members noted the usual requests for weeds, leaves and general tidying.

The Committee Clerk advised that the Parish Steward would not be in Melksham in August and read an email from the Parish Steward about work done in July.

The Committee Clerk reported a discussion with the Parish Steward about weeding and that there was a limit to what he could do about weed control without spraying.

The Committee Clerk suggested the use of what3words to help pin point requests for action in specific locations.

Meeting Closed at: 7.25 pm

Signed:

Dated:

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Text of email received 17th July 2024

Dear Town Council,

I am writing to let you know that on Tuesday 16 June 2024 we submitted an Environmental Impact Assessment (EIA) Scoping Report to the Planning Inspectorate (PINS). This represents the next milestone in the development of our proposals for Lime Down Solar Park.

The purpose of EIA is to comprehensively identify and evaluate the likely significant effects of a proposed development on the environment so we can then determine measures to reduce or manage any likely significant adverse effects.

Production of a Scoping Report is the initial stage of the EIA process. It sets out the proposed scope of the EIA, and our submission of this Report to PINS forms a formal request for a Scoping Opinion under Regulation 10(1) of the EIA Regulations.

Our Scoping Report for Lime Down Solar Park includes:

- *
 - A description of the proposed development, including its location and technical capacity
- *
 - A description of baseline information and further data to be obtained
- *
 - The methodologies we will use to assess environmental factors
- *
 - The proposed scope of the assessments we will carry out
- *
 - Potential impacts of the Project and associated mitigation
- *
 - An explanation of the likely significant effects of the development on the environment
- *
 - The approach to cumulative assessment

EIA Scoping Process

Over the next 42 days PINS will consult various consultation bodies, including the local authority, Statutory Environmental Bodies (SEBs) and other stakeholders that have specific expertise and responsibilities related to environmental protection, to gather their views on the scope of the environmental assessment.

PINS will then compile the feedback received and provide us with the 'Scoping Opinion' outlining those key areas and issues we need to address in the Environmental Statement that will be submitted as part of our application for development consent. A copy of the Scoping Opinion will be published on the PINS website.

The Scoping Opinion will set out details of those bodies who have been consulted, and the feedback they provided.

Parish Councils are identified as a prescribed consultee under Section 42 of the Planning Act 2008, so it might be that PINS will contact you directly as a parish council to invite you to provide feedback on our EIA Scoping Report. However, we do not have confirmation of the list of organisations with whom PINS will consult on our EIA Scoping Report. If you have any questions regarding this process and your potential involvement as a parish council, I recommend you contact PINS direct.

In the meantime, you can register your details directly with PINS on its website if you would like to be notified when it publishes information about the Project – including the Scoping Opinion – via the Lime Down Solar Park page: Linked here. <<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010168>>

Site Boundary

Over the course of the initial consultation we held earlier this year, people raised concerns about the potential impact of the development on treasured views and walks, wildlife, and local ecology. We have listened to these concerns and worked in consultation with the Project landowners to consider how to enhance protection of those features people identified as being important.

This has resulted in an additional 44 hectares of land being made available to the design, presenting the opportunity for us to use a similar area of land to enhance buffer zones and move solar infrastructure away from sensitive areas and receptors such as the Cotswold National Landscape (formerly known as the Cotswold AONB), nearby heritage assets including the Fosse Way, landscape features, and public rights of way, as well as residential properties.

Details of the additional land included are set out in the EIA Scoping Report, and I have attached a map for your information to show you where this land is located.

Further consultation

The Scoping Opinion PINS provides us with, together with ongoing environmental survey, baseline characterisation, design development and environmental assessment work, will inform the Preliminary Environmental Information Report (PEIR).

We will present the PEIR as part of the next stage of consultation. This is a statutory stage of consultation required by the application process, over the course of which we will invite yourself and all those local communities, organisations and groups with an interest in the project, to provide your views and feedback on our proposed development.

We anticipate the next stage of consultation will take place in early 2025, during which time we will invite your views on:

*

The location of equipment for the solar arrays

*

The route of an underground cable connection from the solar park to Melksham substation

*

How we propose to build the Project

*

The measures we are proposing to mitigate the effects of the project

Ongoing work

We are currently in the process of reviewing all the feedback submitted in response to the initial stage of non-statutory consultation we held earlier this year.

Over 1,400 individuals, groups and organisations took the time to provide us with their views as part of this consultation. We are now going through all the submissions we received to identify the issues and concerns raised so we can consider them alongside the findings from our environmental surveys and technical studies, as we continue to refine and shape our proposals for the Project.

Ahead of statutory consultation taking place next year, we expect to be able to provide you with a summary of the findings from this first stage of consultation and confirm any decisions we have made in the interim. We expect to publish this update in September.

Next steps

We continue to welcome the opportunity to meet members of your parish council to discuss our proposals, provide them with an update on the development process, discuss how we can work most effectively with you and the local community you represent through the development process. and answer any questions you might have at this stage.

If this would be of interest to you, please do contact us to discuss the possibility of coordinating a meeting. Depending on your preferences we can meet in-person or virtually via MS Teams.

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WILTSHIRE COUNCIL

SECTION 14(1) OF THE ROAD TRAFFIC REGULATION ACT 1984

THE COUNTY OF WILTSHIRE (VARIOUS ROADS, VARIOUS PARISHES) (TEMPORARY PROHIBITION OF TRAFFIC) ORDER (No.43) 2024 (Ref TTRO 9732)

Notice is hereby given that Wiltshire Council has made an Order to close temporarily, to all vehicles, the lengths of roads specified in the Schedule to this notice.

The order is required to enable micro asphalt surface treatments and associated maintenance works and will be operative from the 16 September 2024 for a maximum period of 18 months. The closures are anticipated to be for up to 5 days but only when traffic signs are in position and only for so long as is necessitated by the works.

It is anticipated that advance signs will be deployed 2 weeks prior to the closure dates. Access will be maintained where possible although delays are likely due to the nature of the works.

The closures are anticipated to take place between 16 September 2024 and 28 October 2024.

Schedule

1. **Alfred Street (Part), Westbury**; from its junction with Market Place to its junction with Bitham Mill.
2. **The Crescent, Westbury**; from its junction with B3097 to its junction with A350.
3. **The Avenue, Westbury**; from its junction with The Crescent for its entire length.
4. **Jubilee Close, Westbury**; from its junction with The Crescent for its entire length.
5. **Chantry Lane, Westbury**; from its junction with Church Street for its entire length.
6. **Silver Street Lane (Part), Trowbridge**; from its junction with A361 to its junction with Marston Road.
7. **Springfield Park, Trowbridge**; from its junction with A361 to its junction with St Thomas Road.
8. **Hornbeam Crescent, Melksham**; from its junction with Hazelwood Road for its entire length.
9. **Laburnum Drive, Melksham**; from its southern junction with Hornbeam Crescent to its northern junction with Hornbeam Crescent.
10. **Ash Grove, Melksham**; from its junction with Hornbeam Crescent for its entire length.
11. **Linden Grove, Melksham**; from its junction with Hornbeam Crescent for its entire length.
12. **School Lane (Part), Staverton**; from its junction with B3105 for a distance of approximately 260m in a southerly direction.
13. **The Knapps, Semington**; from its junction with St Georges Road for its entire length.
14. **St Georges Road, Semington**; from its junction with The Knapps to its junction with Highfield Close.
15. **Highfield Close, Semington**; from its junction with St Georges Road for its entire length.
16. **Linden Crescent, Westwood**; from its junction with Westwood Road for its entire length.
17. **Greenhill, Corsham**; from its junction with Moor Green to its junction with Westwells.

Alternative routes

1. via Alfred Street (unaffected length) – B3098 – Bitham Park – A350 – Market Place and vice versa.
- 2-4. via B3097 – A350 and vice versa.
5. **No alternative route is available.**
6. via Silver Street (unaffected length) – A363 – A361 and vice versa.
7. via A361 – Stancombe Avenue – St Thomas Road and vice versa.
- 8-16. **No alternative route is available.**
17. via Westwells – Moor Green and vice versa.

All works will be published on Wiltshire Council website <https://one.network/public> when confirmed dates are known.

For further information please contact Atkinsrealis on behalf of Wiltshire Council on 01225 730360.

Sustainable Transport Group, County Hall, Bythesea Road, Trowbridge BA14 8JN

13 September 2024