

Melksham Town Council

Minutes of the Economic Development and Planning Committee meeting held on Tuesday 27th August 2024

PRESENT:

Councillor A Griffin (Vice-Chair)
Councillor P Aves
Councillor G Ellis
Councillor C Stokes

IN ATTENDANCE: Councillor Pafford and Councillor Harris of Melksham Without
Parish Council

OFFICERS: Andrew Meacham Committee Clerk

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

77/24 Apologies

Apologies were received from Councillor Alford, Councillor Cooke and Councillor Rabey.

78/24 Declarations of Interest

There were no declarations of interest.

79/24 Public Participation

There was no public participation.

80/24 Minutes

The minutes of 27th August 2024, having previously been circulated, were approved as a correct record and signed by Councillor Griffin.

81/24 Presentation on Land at Upside, Melksham

A presentation was given by David Hambly and Jonathan Hambly.

Councillor Pafford and Councillor Harris were present from Melksham Without Parish Council.

The applicants have been working with the Environment Agency to address their concerns over flooding. The Environment Agency had now withdrawn their objection.

The development would be mostly residential, 15 flats and the remainder 2-4 bed houses. Carbon neutral and built to NDSS Standard. Would be working with a Housing Association to provide affordable housing. Wetlands, permeable paving, permeable parking spaces and large drains would alleviate flooding.

EV charging points would be provided to private parking spaces but would have to plan according to local network supply. 15 fast charging bays would be provided on site.

Members and the representatives from Melksham Without asked questions about

- Space for future provision of a 2nd rail line
- Provision of a bridge across the rail line
- Pedestrian crossing and the positioning of the bus stop opposite the development
- Play areas
- The single vehicle ingress/egress point and the potential difficulties of right-turn into the development from the direction of the town and right-turn out of the development towards Shaw and Bath
- Sustainability and the provision of local services
- Solar energy and battery storage

Suggestions were made to explore the possibility of a Community Store or GP/Dental Surgery in one of the commercial units and a bus route.

David and Jonathan agreed that all options could be explored.

82/24 Planning Applications

83/24 PL/2024/07087

1 Addison Road, Melksham, SN12 8DP.

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

UNANIMOUSLY RESOLVED to support the application.

84/24 PL/2024/06981

18 The Close, Melksham, SN12 6AG.

This application was considered at the last meeting.

85/24 PL/2024/07310

Land to rear of King Street, Melksham, SN12 6HE.

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

UNANIMOUSLY RESOLVED to support the application.

86/24 PL/2024/07097

Land south of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP.

It was noted that this application was predominantly in Melksham Without Parish Council who were considered it on 2nd September 2024.

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

UNANIMOUSLY RESOLVED to defer to the next meeting on 17th September 2024.

87/24 Planning Decisions

88/24 PL/2024/01673

14 Bank Street, Melksham, SN12 6LG.

The decision was noted.

89/24 PL/2024/05912

89 Sandridge Road, Melksham, SN12 7BW

The decision was noted.

90/24 PL/2024/06801

3 Church Walk, Melksham, SN12 6LY.

The decision was noted.

91/24 LCWIP consultation

Councillor Ellis summarised his statement and the matter was discussed. Members were positive about the Melksham Without Parish Council submission. It was agreed that the committee clerk would respond broadly in the terms set out by Councillor Ellis and expressing full support for the comments of Melksham Without. Councillor Ellis and Councillor Griffin both indicated an intention to submit personal comments. The Committee Clerk would reference this in his submission.

92/24 Local Highways and Footpath Improvement Group (LHFIG) Issues

Councillor Aves, as Melksham Town Council representative on LHFIG, updated members on the recent LHFIG meeting.

Maple Close – probate had now been granted and it was hoped work could start soon.

Bank Street – the high pavement had been discussed and possible solutions being considered. Councillor Aves had suggested the siting of several large planters.

93/24 Eastern Way Cycle Path

Councillor Stokes spoke to the item. A query was raised on the effect of the new road opening. Councillor Stokes felt that this would cause a drop in traffic in the short-term only.

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

UNANIMOUSLY RESOLVED to refer the request to LHFIG.

94/24 Barnwell Road

Members were advised that the applicant had hoped to attend via zoom but was not online.

The request was discussed.

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

UNANIMOUSLY RESOLVED to refer the request to LHFIG and that Councillor Aves would make a site visit and speak to the applicant.

95/24 Melksham Train Services

Councillor Ellis spoke to the item and provided statistics. He had sent suggested wording to the clerk which the committee clerk confirmed had been agreed.

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

UNANIMOUSLY RESOLVED to send an official letter from Melksham Town Council regarding train services through Melksham.

96/24 Traffic Survey

The relative benefits of a survey, SIDS and traffic calming were discussed.

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

UNANIMOUSLY RESOLVED to request a traffic survey.

97/24 Temporary Closure of: B3109 (Part), Bradford on Avon, South Wraxall and

Box (Ref: TTRO 9771)

The closure was noted.

98/24 Parish Steward

Requests were made for the removal of graffiti on the Blackmore Road bus shelter and the clearing of leaves and other debris on Lowbourne, between Union Street and the High Street.

Meeting Closed at: 8.35 pm

Signed:

Dated: