

Melksham Town Council

Minutes of the Economic Development and Planning Committee meeting held on Tuesday 16th February 2021

PRESENT: Councillor A Westbrook (Chair)
Councillor T Watts (Vice-Chair)
Councillor P Aves
Councillor S Brown
Councillor J Hubbard
Councillor G Mitcham
Councillor M Sankey

ALSO IN ATTENDANCE Councillor C Jeffries

OFFICERS: Christine Hunter Committee Clerk
David McKnight Economic Development Manager

PUBLIC PARTICIPATION: Six members of the public and one member of the press were present.

Mr Grant Martin reported on the problems caused by speeding traffic on Forest Road despite the 20mph speed limit and speed bumps. The larger lorries accessing the local store and buses are causing houses to vibrate, cracks in plaster and he was concerned about further damage to his property. Councillor Hubbard agreed to arrange a meeting between himself, Mr Martin and Wiltshire Council Highways Officer to review the situation. The item would be added to the next Economic Development and Planning meeting agenda on 9 March 2021.

Local residents attended the meeting to report on issues being faced by them from the current building works at the Land East of Spa Road and their concerns about the impact on their properties. They believed these problems would increase when phase 2 of the works commences. The residents requested support from the Council.

21/21 Apologies

Apologies for absence were received from Councillor Illman.

22/21 Declarations of Interest

Councillor Watts declared an interest in relation to Agenda item 4 in respect of planning application 21/11601/REM because he had previously owned the property. Councillor Watts remained in the meeting and took part in the debate on this item.

23/21 Minutes

The minutes of 26 January 2021 having previously been circulated, were approved as a correct record. It was agreed that these would be signed at a later date by the chair Councillor Westbrook

24/21 Planning Applications

The Council had **no objection** to the following planning applications:

[21/00549/FUL](#) Berkeley House Longleaze Lane Melksham SN12 6QJ
3 bay oak framed detached garage and home office.
Agreement: Unanimous

[21/00592/FUL](#) 14-16 Bank Street Melksham SN12 6LG
Internal subdivision of existing retail unit and erection of new shopfront
Agreement: Unanimous

[21/01157/TCA](#) Orchard Hall Canon Square Melksham SN12 6LX
Work to Trees in a Cons Area
T1 - Crown reduce Apple tree by approximately 2.5m (35%)
Crown clean to remove deadwood and crossing branches.
Agreement: Unanimous

[21/01162/TCA](#) Orchard Hall Canon Square Melksham SN12 6LX
Work to Trees in a Cons Area
T1 - Crown reduce Yew tree by approximately 2.5m.
Agreement: Unanimous

The Council **objected** to the following planning application:

[20/11601/REM](#) Land East of Spa Road Melksham SN12

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

UNANIMOUSLY RESOLVED to object to the application indicating the council cannot support further progress of the building works until the specific issues on the current works site are resolved, and

The Assistant to the Town Clerk urgently sends an email to Wiltshire Council planning department requesting a formal stop of works on site, indicating the reasons why and confirming a written response will be forwarded from the Town Clerk. The Town Clerk to circulate the written

response to all Councillors requesting a 'stop' of works, highlighting the following issues require investigation by Wiltshire Council:

- The houses being erected are at least one metre higher than the original plans indicated.
- There is considerable new flooding on site which will impact on local properties and may have an adverse impact on the Grade 2 listed wall.
- The watercourse and drainage system currently indicated does not show any run-off, any barrier to prevent blockage by leaves and debris and is not adequately sized to cope.
- Recent recorded deaths of great crested newts on site (reportedly but not yet confirmed as great crested newts) - the ecological survey carried out did not include the nearby pond in Berkeley House.

[21/00306/FUL](#)

27 Thyme Road Melksham Wiltshire SN12 7FX

It was proposed by Councillor Watts, seconded by Councillor Hubbard and

UNANIMOUSLY RESOLVED to object to the application as this was amenities land and to request that Councillor N Holder to call-in this application.

[21/00405/FUL](#)

1 Webbs Close, Melksham Wiltshire SN12 7PA
Proposed detached house adjacent to 1 Webbs Close.

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

UNANIMOUSLY RESOLVED to object to the application as overdevelopment of the site, lack of amenities land and highways issues, and to request that Councillor H Illman to call-in this application.

25/21 Planning Decisions

Members noted the following planning decisions:

20/10626/TPO Land adj. 20 King Street Melksham SN12 6HE
Proposal: T1) Silver Birch - Crown lift to 5M, pruning primary branches back to the main stem. Low hanging

branches are hitting high sided vehicles from drive of number 20 King Street.

Decision: Approve with Conditions

MTC Consultee Response: No Objection

20/11243/CLP 14-18 Bank Street Melksham SN12 6LG
Certificate of lawfulness for change of use of first floor ancillary office/staff/storage space (associated with ground floor retail) to form a 1 bedroom (2 person) flat
Decision: Approve

20/07733/FUL 6 Webbs Close Union Street Melksham Wiltshire SN12 7PA
Proposed extension to existing garage forming new garden room
Decision: Approve with Conditions
MTC Consultee Response: No Objection

20/09353/VAR Melksham House 27 Market Place Melksham SN12 6ES
Variation of Conditions 3 and 25 and removal of Conditions 9, 20 and 23 of 19/03329/DP3 (Construction of Community Campus Building, including Demolition of Curtilage Listed Outbuildings of Melksham House).
Decision: Approve with Conditions
MTC Consultee Response: No Objection with special condition request for restricted and enforced delivery times for heavy lorries and appropriate waiting areas on primary routes.

20/09689/CLP 35A Church Lane Melksham SN12 7EF
Certificate of lawfulness for proposed single storey rear extension.
Decision: Approve

26/21 Temporary Footpath Closure Order (Ref TTRO 7055)

The Committee noted the Temporary Footpath Closure Order (Ref TTRO 7055).

27/21 Melksham Town Council's Response to Local Plan Review

Councillor Westbrook confirmed the proposed response to the Local Plan Review would be submitted to Full Council on 1st March 2021 in order to agree a joint response with Melksham Without Parish Council. A Local Plan review meeting with the Neighbourhood Plan Steering Group would be facilitated by Place Studio on Thursday 18 February 2021 to formulate the proposed response to the Local Plan Review, to include recommendations for addressing distribution of growth and infrastructure across the Melksham Area.

It was noted that there had been developer interest in land on Beanacre Road and that a pre-application meeting with Charterhouse is scheduled for Wednesday 17 February 2021.

28/21 Neighbourhood Plan Update

Councillor Westbrook confirmed this plan is now at Regulation 16 and an inspector has been appointed to examine the plan. The Neighbourhood Plan Steering Group had received the inspector's initial comments. The questions raised by the Inspector will be responded to with guidance from Place Studios. The response will be approved by the Neighbourhood Plan Steering Group before submission to the Inspector.

29/21 Date and time of Next Meeting

The date and time of next meeting is on 9th March 2021 at 7.00 pm via Zoom

Meeting Closed at: 8.15 pm

Signed:

Dated: