

Melksham Town Council

Minutes of the Economic Development and Planning Committee meeting held on Tuesday 9th March 2021

PRESENT: Councillor A Westbrook (Chair)
Councillor P Aves
Councillor S Brown
Councillor J Hubbard
Councillor K Iles
Councillor G Mitcham
Councillor M Sankey

**ALSO IN
ATTENDANCE** Councillor P Alford

OFFICERS: David McKnight Economic Development Manager
Christine Hunter Committee Clerk

PUBLIC PARTICIPATION: 7 members of the public and one member of the press were present.

30/21 Apologies

Apologies for absence were received from Councillor Illman.

31/21 Declarations of Interest

There were no declarations of interest.

32/21 Minutes

The minutes of 16 February 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.

33/21 Planning Applications

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

21/00969/FUL 27 Hornbeam Crescent Melksham SN12 6JF
Demolition of lean-to-porch. Erection of new garage.

21/01358/ADV 12 Bank Street Melksham SN12 6LG

1no. part internally illuminated fascia sign & 1no. internally illuminated projecting sign.

21/01076/FUL

18 Saxifrage Bank Melksham SN12 6FU
Erection of a single-storey extension to replace existing conservatory & internal garage conversion to create home office.

21/01118/FUL

48 Littlejohn Avenue Melksham SN12 7AW
Construction of new double garage with rear studio area.

34/21 Planning Decisions

Members noted the following planning decisions:

20/08888/FUL

34C Lowbourne Melksham SN12 7DZ
Retrospective permission to remove existing prefabricated concrete garage and replace with wooden barn using existing concrete footprint.
Decision: Approve with Conditions
MTC Consultee Response: No Objection

20/09561/FUL

2 Spa Road Melksham SN12 7NS
Variation of Conditions one and two of 19/08240/PNCOU to allow amended internal layout and to amend onsite parking arrangements.
Decision: Approve with Conditions
MTC Consultee Response: No Objection

20/10674/FUL

12 Bank Street Melksham Wilts SN12 6LG
Change of use from Shop (Use Class E) to a hot food takeaway (Sui Generis Use) with internal and external alterations.
Decision: Approve with Conditions
MTC Consultee Response: No Objection

20/10872/VAR

Unit 1, 122 Forest Road Melksham SN12 7AE
Variation of condition 4 on 18/06174/FUL to extend opening hours to Mon - Fri 0830 - 2100, Sat 0800-1800, Sun 1000-1600
Decision: Approve with Conditions
MTC Consultee Response: No Objection

20/11112/FUL

2 Warwick Crescent, Melksham, SN12 6AA
Single story link building & conversion of garage into habitable accommodation.
Decision: Approve with Conditions
MTC Consultee Response: No Objection

20/04400/FUL	<p>16 Conway Crescent, Melksham, SN12 6BD</p> <p>Retrospective application for the erection of an annexe to be used as ancillary accommodation.</p> <p>Decision: Approve with Conditions</p> <p>MTC Consultee Response: Object</p>
20/10572/FUL	<p>Land Adjoining 39 Craybourne Road Melksham SN12 7DJ</p> <p>Proposed erection of a 4 bed new dwelling and associated works.</p> <p>Decision: Approve with Conditions</p> <p>MTC Consultee Response: Object – overdevelopment of site.</p>
20/10625/FUL	<p>40 Lapwing Road Melksham SN12 7FJ</p> <p>Porch and shower room extension</p> <p>Decision: Approve with Conditions</p> <p>MTC Consultee Response: No Objection</p>
20/10777/FUL	<p>8 Kennett Close Melksham SN12 8BJ</p> <p>Porch and shower room extension</p> <p>Decision: Approve with Conditions</p> <p>MTC Consultee Response: No Objection</p>
20/10958/FUL	<p>14 Lowbourne Melksham SN12 7DZ</p> <p>Proposed Change of Use From Shop to Residential Use</p> <p>Decision: Approve with Conditions</p> <p>MTC Consultee Response: No Objection</p>
20/03358/OUT	<p>2 Coronation Road Melksham SN12 7PE</p> <p>New 2 bed house</p> <p>Decision: Refuse</p> <p>MTC Consultee Response: Object - over development of site.</p>
20/10414/FUL	<p>39 Daisy Close Melksham SN12 6FZ</p> <p>Single Storey Side Extension</p> <p>Decision: Approve with Conditions</p> <p>MTC Consultee Response: No Objection</p>
21/01157/TCA	<p>Orchard Hall Cannon Square Melksham SN12 6LX</p> <p>T1 - Crown reduce Apple tree by approximately 2.5m (35%) Crown clean to remove deadwood and crossing branches</p> <p>Decision: No Objection</p> <p>MTC Consultee Response: No Objection</p>

21/01162/TCA

Orchard Hall Cannon Square Melksham SN12 6LX
T1 - Crown reduce Yew tree by approximately 2.5m
Decision: No Objection
MTC Consultee Response: No Objection

35/21 Neighbourhood Plan

The Economic Development Manager confirmed the Regulation 16 Public Consultation of the joint draft Neighbourhood Plan is closed. The draft plan is with an independent examiner and the Neighbourhood Plan Steering Group will respond to the examiner's questions. A co-ordinated a joint response to the Wiltshire Council Local Plan Review Consultation, approved by both Melksham Town Council and Melksham Without Parish Council, has been has been submitted.

The Wiltshire Area Localism and Planning Alliance (WALPA) is lobbying to reverse some recent changes to the National Planning Policy Framework which has resulted in the effective life span of the Neighbourhood Plan being reduced.

36/21 Speeding on Forest Road

The Committee asked the Committee Clerk to arrange a metro count with Wiltshire Council.

The Committee requested the Committee Clerk to write to Faresaver Buses to obtain a copy of their Forest Road telematic data in order to share with residents as evidence that the buses are not actually speeding.

37/21 CATG Issues

The Economic Development Manager confirmed that metro counts had been put on hold by Wiltshire Council due to Covid-19 restrictions. It is currently estimated that the Metro Count of Union Street will take place in May 2021.

Councillor Sankey reported on the historic issues with traffic in Union Street and Snarlton Lane and suggested making these access only roads. Councillor Hubbard confirmed CATG had previously rejected this proposal for Union Street as it was unenforceable.

It was

UNANIMOUSLY RESOLVED to forward the proposal to CATG to make Snarlton Lane an access only road and, and to request the Town Clerk to have informal discussion with Mark Stansby to ascertain whether to re-submit the proposal to CATG for Union Street.

38/21 Land North of Dunch Lane/Beanacre Road Development Proposal

Agenda Item 9.1 and 9.2 are recorded in minute 39/21 and 40/21.

.1 Notes and Presentation of the Pre-application meeting 17 February 2021

The Committee received the notes and presentation of the pre-application meeting on 17 February 2021.

Councillors Aves and Councillor Alford confirmed they would be objecting to the development. The Committee received the concerns raised regarding the development by residents of Beanacre.

.2 Public Consultation Response

Public Consultation Response

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

UNANIMOUSLY RESOLVED that Melksham Town Council responds to the developer listing the objections and suggested amendment to the development below.

- The impact the high number of additional houses would have on the heritage of the village of Beanacre.
- Poor access to the A350.
- The development extends the settlement boundary of Melksham and the coalescence of Beanacre and Melksham.
- Lack of health and sustainable education facilities in the area
- Concerns of the impact on ecology including the impact of flooding, drainage and on the diverse wildlife.
- Suitability of the buffer zone at the northern end of the site between the village and Melksham town.
- The potential for light pollution and noise pollution from the railway.
- The assessment of the site already undertaken in the Neighbourhood Plan.
- The Council suggested reducing the site size to be only in the Melksham Town side of the proposed site.

Public Consultee Response – Community Benefits

The Committee reviewed and agreed with the recommendations

from Melksham Without Parish Council. The Committee discussed strengthening, establishing and improving connectivity links to King George V Park and Melksham Town.

Councillor Hubbard recommenced that individual emails of objection to the development from residents would be preferable than a petition. It was

UNANIMOUSLY RESOLVED that the suggested Community Benefit improvements for Melksham Town area to be included as part of the consultation response submission are to:

- Add a pedestrian crossing over the A350 near the pedestrian right of way paths.
- Add a pedestrian exit from the new development to Dunch Lane.
- Upgrading the footpath to Shurnhold Fields and the Halfpenny Bridge and continue through to Melksham Town via the Riverside Walk.
- Develop a preferred, waymarked walking route from the site to the railway station via Foundry Walk.
- Upgrade Riverside Walk footpath.
- Include a roundabout or traffic lights at the entrance of the to improve access and exit for vehicles development site.
- Ensure all improved pedestrian routes requested must be wide enough to accommodate both cyclists, pedestrians and people with pushchairs.

39/21 Land East of Spa Road Update

The Economic Development Manager confirmed the letter had been sent to Wiltshire Council Planning department following a resolution from this Committee at the last meeting. The Wiltshire Council Senior Planning Officer had confirmed:

- Wiltshire Council drainage team had surveyed and carried out a site inspection. More watercourses are being inspected.
- Wiltshire Council cannot request a stop on works as the developer is complying with all the previously approved plans. Remedies for the flooding issues will be considered once the causes of the flooding have been identified.
- Regarding the ecological survey, Wiltshire Council have advised that, as developers do not have legal access to land outside of their control, the nearby pond on privately-owned land, would not have been included as part of any ecological survey submitted as part of the application.
- Wiltshire Police Wildlife Officer is dealing with the great crested newt wildlife issue and a response has not currently been received.

- Natalie Rivans would respond formally to the complaint as soon as full information is received from internal and external bodies.

The Economic Development Officer agreed with the approval of the Town Clerk, to forward the email from Wiltshire Council to the residents of Farmhouse Court.

Meeting Closed at: 8.50 pm

Signed:

Dated: