



# 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 A Westbrook (Chair)  
Councillor T Watts (Vice-Chair)  
Councillor P Aves  
Councillor S Brown  
Councillor J Hubbard  
Councillor K Iles  
Councillor H Illman  
Councillor G Mitcham  
Councillor M Sankey

24 March 2021

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 on **Tuesday 30th March 2021** commencing at **7.00 pm**.

Under new powers introduced in the Coronavirus 2020 Act (the Local Authorities Police and Crime Panels (Coronavirus) Flexibility of Local Authorities and Crime Panels Meetings (England and Wales) Regulations 2020 the meeting will be held virtually by Zoom.

A period of public participation will take place in accordance with Standing Order 3(F) prior to the formal opening of the meeting. The Press and Public are welcome to attend this meeting using the virtual meeting access instructions on the agenda.

Yours sincerely

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

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

**Tuesday 30 March 2021  
At 7.00 pm via Zoom**

**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.*

**AGENDA**

**Virtual Meeting Access**

Please follow the joining instructions below for the virtual Zoom meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/86833240769?pwd=VzFMExZUEFqcVJLWU9rUU5iTXJEUt09>

**Meeting ID:** 868 3324 0769

**Passcode:** 213796

**1. Apologies**

Apologies for absence were received from Councillor Illman.

**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 - 8)**

To approve the Minutes of the Economic Development and Planning Committee meeting held on 9 March 2021.

**4. Planning Applications (Pages 9 - 12)**

To comment on the following planning applications:

- |                                     |  |
|-------------------------------------|--|
| <a href="#"><u>21/01647/FUL</u></a> | 117 Skylark Road Melksham SN12 7FQ<br>Erect a garden shed in the back garden of a domestic property.<br>Consultation deadline: 02/04/2021  |
| <a href="#"><u>21/01111/REM</u></a> | Phase 2B of Land east of Spa Road Melksham Wiltshire<br>Reserved Matters for 50 homes forming part of Phases 4A & 5A of outline planning permission 17/09248/VAR. Consent is sought for all outstanding matters relating to this area, comprising Scale, Layout, External Appearance, Landscaping, Internal Access Arrangements and the Mix and Type of Housing.<br>Consultation deadline: 09/04/2021  |
| <a href="#"><u>21/00798/FUL</u></a> | 39 Somerset Crescent Melksham SN12 7LX<br>Creation of Access.<br>Consultation deadline: 06/04/2021   |
| <a href="#"><u>21/01324/FUL</u></a> | 14-18 Bank Street Melksham SN12 6LG<br>External alterations to include replacement windows at first floor front elevation and insertion of two rooflights and new delivery door and replacement door on rear elevation.<br>Consultation deadline: 06/04/2021   |
| <a href="#"><u>21/01629/OUT</u></a> | Land South of Woodrow Road Melksham Wilts<br>Outline application with all matters reserved for residential development (up to 150 dwellings), associated works and infrastructure, ancillary facilities, open space, landscaping with vehicular and pedestrian access from Woodrow Road. A communication in respect of this outline application from Salisbury and Wilton Swifts is enclosed with this agenda for your consideration.<br>Consultation deadline: 16/04/2021 |
| <a href="#"><u>21/01713/FUL</u></a> | 34 Sandridge Road Melksham SN12 7BH<br>Single storey side & rear extension.<br>Consultation deadline: 06/04/2021   |
| <a href="#"><u>21/02042/FUL</u></a> | 24 Sarum Avenue Melksham SN12 6BN<br>Proposed single storey rear extension.  |

Consultation deadline: 07/04/2021

[21/02351/FUL](#)

75 Semington Road Melksham SN12 6DW  
Proposed two storey side & rear extension.  
Consultation deadline: 09/04/2021

## 5. Planning Decisions

To note the following planning decisions:

**20/09771/FUL**

35 Bank Street Melksham SN12 6LE  
External Renovation (Roof, Windows, Door, Gutter, Repointing).  
Change front dormer from pitched to flat roof dormer.

**Decision:** Approve with Conditions

**MTC Consultee Response:** No objection

**20/10648/FUL**

Land at Barnwell Road Melksham Wiltshire SN12 7DG  
Erection of 2 x 2 bed dwellings.

**Decision:** Refuse

**MTC Consultee Response:** Object – overdevelopment of site

**20/09005/FUL**

2 Pembroke Road Melksham SN12 7NA  
Erection of two semi-detached, one bedroom houses & parking.

**Decision:** Refuse

**MTC Consultee Response:** No objection - Melksham Town Council supports the development of 1 bedroom homes as starter and affordable properties as a benefit to Melksham.

**20/10988/FUL**

14 The Close Melksham SN12 6AG  
Two storey side extension, single storey rear and front porch.

**Decision:** Approve with Conditions

**MTC Consultee Response:** No objection

**20/11076/FUL**

79 Spa Road Melksham SN12 7PB  
Proposal: Creation of a vehicular access and driveway.

**Decision:** Approve with Conditions

**MTC Consultee Response:** No objection

**21/00592/FUL**

14-16 Bank Street Melksham SN12 6LG  
Internal subdivision of existing retail unit and erection of new shopfront.

**Decision:** Approve with Conditions

## **MTC Consultee Response: Support (No objections)**

**6. Neighbourhood Plan** (Pages 13 - 14)

To receive a report from the Economic Development Manager.

**7. Melksham's Markets programme 2021** (Pages 15 - 18)

To receive a report from the Economic Development Manager

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## 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><b>Decision:</b> Approve with Conditions</p> <p><b>MTC Consultee Response:</b> 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><b>Decision:</b> Approve with Conditions</p> <p><b>MTC Consultee Response:</b> Object – overdevelopment of site.</p>
20/10625/FUL	<p>40 Lapwing Road Melksham SN12 7FJ</p> <p>Porch and shower room extension</p> <p><b>Decision:</b> Approve with Conditions</p> <p><b>MTC Consultee Response:</b> No Objection</p>
20/10777/FUL	<p>8 Kennett Close Melksham SN12 8BJ</p> <p>Porch and shower room extension</p> <p><b>Decision:</b> Approve with Conditions</p> <p><b>MTC Consultee Response:</b> 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><b>Decision:</b> Approve with Conditions</p> <p><b>MTC Consultee Response:</b> No Objection</p>
20/03358/OUT	<p>2 Coronation Road Melksham SN12 7PE</p> <p>New 2 bed house</p> <p><b>Decision:</b> Refuse</p> <p><b>MTC Consultee Response:</b> Object - over development of site.</p>
20/10414/FUL	<p>39 Daisy Close Melksham SN12 6FZ</p> <p>Single Storey Side Extension</p> <p><b>Decision:</b> Approve with Conditions</p> <p><b>MTC Consultee Response:</b> 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><b>Decision:</b> No Objection</p> <p><b>MTC Consultee Response:</b> 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:**

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## Salisbury & Wilton Swifts (SAWS)

Salisbury & Wilton Swifts  
Wyndham Road  
Salisbury  
SP1 3AA

15<sup>th</sup> March 2021

**Application reference: 21/01629/OUT Land South of Woodrow Road Melksham Wilts**

Dear Development Management Team,

Salisbury & Wilton Swift Group has reviewed the above outline planning application as we believe all new developments should provide habitat opportunities for those species such as swifts who prefer, or can adapt to, the built environment. Due to a catastrophic decline of nearly 60% in the last 20 years, swifts are expected to be reclassified as a 'red-listed' species on the UK list of Birds of Conservation Concern when the next official list is released. Numerous groups like ours are linked across the country with the aim of engaging County Planning Departments, local Councils, architects, ecologists, major developers and builders to raise awareness of how easy it is to make provision for swifts, particularly in new builds and renovations. This is particularly important with the net gain for biodiversity expectations emerging within local governments. We have experienced volunteers who are willing to offering advice and practical help wherever they can. Our comments are impartial observations which are neutral, neither supporting nor objecting to the application.

We welcome the recommendation of the Ecological Assessment at 5.3.38 *'As an enhancement, new bird nest boxes will be provided on suitable retained trees / new buildings within the site. These will provide new nesting opportunities for a range of birds. Using nest boxes of varying designs would maximise the species complement attracted to the site and, where possible, could be tailored to provide opportunities for the Red Listed / Priority Species, e.g. Starling or House Sparrow, that are known from the local area'*. However we would recommend integrated bricks rather than external boxes on trees. Integrated bricks have several advantages over external nesting boxes as once installed the bricks are discrete, maintenance free, not prone predation or to potentially hazardous temperature variation and last the lifetime of the building. Integrated swift bricks are used by both the house sparrow and the starling, mentioned as being in the local area, as well as the swift which is listed as a priority species in the Wiltshire BAP 2008.

There is evidence from studies currently being undertaken at The Duchy of Cornwall sites (see link <https://nansledan.com/nansledan-residents-asked-to-help-with-bird-box-survey/>) that swift bricks are being used by a variety of small birds and could be described as a 'universal' brick for small building dependent species such as swifts, house sparrows, starlings, house martins, blue tits, great tits and nuthatches. This is particularly good news for the red-listed house sparrow and starling and

the amber-listed swift as all three species are undergoing major decline caused mainly by the loss of nesting sites on existing houses due to re-roofing and replacement of soffits and fascias. It is also very good news for developers as it means that one brick type will provide a very cost-effective ecological enhancement for a variety of bird species. Evidence is also suggesting that house sparrows prefer to use swift bricks as opposed to sparrow bricks or terraces, which swifts cannot use, and are frequently the first occupant. If there is a need to exclude starlings from a particular area the entrance hole should ideally be no larger than 28/29mm.

Should Wiltshire Council approve this application we recommend the Council follows the 1:1 nest brick per dwelling guidance and Conditions the installation of 150 integrated swift nest bricks in this development preferably in clusters of 2-3 in the north, east and west gable ends or close under the eaves away from windows and doors and with clear flight access.

Provision of integrated swift bricks in this application would contribute towards demonstrating compliance with government policies and guidance (see below) as the new dwellings can themselves be a biodiversity enhancer by providing a habitat that previously didn't exist.

In order to put the onus on the developer to ensure compliance, we would suggest conditions accompanied by such wording as:

*Prior to the commencement of development, a Plan shall be submitted to and approved in writing by the Local Planning Authority of: integrated bat roosting and integrated swift bricks within buildings. The agreed Plan shall show the specification of the 150 swift bricks and No.x bat roosting features and where they will be located, together with a timetable for implementation. All approved features shall be installed prior to first occupation of the dwelling on which they are located and retained thereafter.*

*Reason: to maintain and enhance biodiversity in accordance with Wiltshire CP50, NPPF, and BS 42020:2013.*

*Following completion of the dwellings and prior to their first occupation, a report from an appropriately qualified ecologist confirming that all integrated bat roosting and integrated swift brick features have been installed as per previously agreed specifications and locations together with photographic evidence shall be submitted to and approved in writing by the Local Planning Authority.*

*Reason: to demonstrate compliance with Wiltshire CP50, NPPF and BS 42020:2013.*

Yours sincerely

Salisbury and Wilton Swift Group

<https://www.salisburyandwiltonswifts.org/>





Photos courtesy of Hugh Hastings and the Duchy of Cornwall - House Martin (L), House sparrow (R) nesting in 'swift' brick

Photos courtesy of Arc Consulting - Blue tit (L), Great tit (R) nesting in 'swift' bricks

Photos courtesy of Clarke Brunt - Starlings in the Cambridge Swift Tower when entrances were 70mm x 30mm (since narrowed to 28mm)

Photo courtesy of Clive Cooper

### Swift bricks in the national and local planning context:

- **National Planning Policy Framework (NPPF, 2019)**

Section 170(d) of the states *"Planning policies and decisions should contribute to and enhance the natural and local environment by: ...minimising impacts on and providing **net gains** in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures..."*.

Section 174(b) states: *"To protect and enhance biodiversity and geodiversity, plans should ...promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing **measurable net gains** for biodiversity."*

- **NPPF, Natural Environment Guidance, paragraph 023, Reference ID: 8-023-20190721** How can biodiversity net gain be achieved? Provides further guidance stating *"...relatively small features can often achieve important benefits for wildlife, such as incorporating 'swift bricks' and bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat."*
- **Government press release (21/07/19)** James Brokenshire, the Communities Secretary at the time of the NPPG Natural Environment publication stated: *"For the first time the government has set out its expectations on how developers can protect specific species, including using 'hedgehog highways' and hollow **swift bricks** – which are installed into the walls of new build homes, allowing the birds to nest safely. This follows public interest for protecting these much-loved animals, with one petition receiving support from over half a million people."* Thus the Government's support for such measures was stated explicitly.
- **Natural Environment and Rural Communities (NERC) Act 2006 Section 40** states: *"Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."*

- **"Living With Beauty" (30/01/20)** the Government's Building Better Building Beautiful Commission report recommends: *"Bricks for bees and birds in new build homes" (Policy Proposition 33, page 110).*
- **Wiltshire Council's Core Strategy policy CP50** states: *"All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services."*

#### **Examples of the level of nest box provision in new developments**

- At least a 1:1 ratio of nest bricks per dwelling is generally accepted now as good practice – a level of provision outlined in the award-winning Exeter City Council Residential Design Guide SPD (2010). The RSPB South West Regional Office has been working with Exeter Planners over a period of 10 years on the implementation of the biodiversity requirements of this guide and there is acceptance that in many cases the most suitable box type for all cavity nesting birds is the swift brick.
- A similar standard was adopted by the Town and Country Planning Association and the Wildlife Trusts in 2012 Planning for a Healthy Environment - Good Practice for Green Infrastructure and Biodiversity and The Royal Institute of British Architects (RIBA) in 2013.
- The Duchy of Cornwall adopted the same principles in 2015, and a good example of the provision of a general type of integrated box for all cavity nesting birds is the Nansledan development by The Duchy of Cornwall in Newquay.
- The Cornwall Council Biodiversity Guide (2018) gives prescriptive measures for the provision of bat and bird boxes, again at the rate of 1 nest place per new dwelling. This document also includes a case study on Nansledan mentioned above.
- The Oxford City Council Technical Advice Note on Biodiversity gives an 'expected provision' of bird nest sites for building dependent birds (i.e. swifts) at a rate of 1 per house and 1 per 2 flats, with separate provision for bats at a rate of 1 per 5 houses. Provision of such nest boxes in schools, student accommodation and hotels is addressed by a ratio of 1 per 250 m2 floor space.
- From 1st June 2020 Brighton & Hove City Council will condition a minimum of three swift nest bricks or two per dwelling in all new developments that are five metres high or above and commercial developments will be required to have a minimum of three boxes, or one per 50sqm of floor spaces.



**MELKSHAM TOWN COUNCIL**  
**ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE**  
**30 MARCH 2021**

**Report: Neighbourhood Plan Report**

**1 PROGRESS WITH THE JOINT MELKSHAM NEIGHBOURHOOD PLAN**

- 1.1 The Regulation 16 public consultation on the Draft Joint Melksham Neighbourhood Plan has been undertaken by Wiltshire Council, and has now closed.
- 1.2 You can review the comments received here:  
<https://consult.wiltshire.gov.uk/kse/event/35884/peoplesubmissions/>
- 1.3 The Plan now rests with an Independent Examiner.
- 1.4 The Joint Neighbourhood Plan Steering Group has responded to the initial enquiries from the Independent Examiner.
- 1.5 The Steering Group is waiting for the Independent Examiner to conclude and publish his report.
- 1.6 Specialist consultants Place Studios have provided expert assistance to the steering group in formulating responses to the questions raised during this part of the process.

**2 CONTACT**

**David McKnight**  
Economic Development Manager  
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07759 284 266

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## **MELKSHAM TOWN COUNCIL**

### **ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE**

**30 MARCH 2021**

#### **Report: Melksham's Markets Proposition in 2021**

##### **1 BACKGROUND**

- 1.1 At the meeting of Full Council on 21 December 2020, it was resolved to support a Market Place Markets programme for Melksham, beginning in 2021.
- 1.2 The oversight of the project lies with the Economic Development and Planning Committee.
- 1.3 There is renewed interest in markets emerging nationally, believed to be due to the increasing consumer emphasis on supporting local traders, buying locally made or grown produce and the perception that outdoor market activity is relatively safe and sociable in challenging times.
- 1.4 There is also a growing spirit of entrepreneurship abroad, which the author has seen before in times where people are suffering personal economic hardship, and/or a realignment of personal circumstances and values.
- 1.5 Markets are a great way to test retail business models, seek customer feedback, as well as to operate a low overhead business. Many successful UK retailers began their businesses by attending markets.

##### **2 MARKETS IN MELKSHAM 2021**

- 2.1 The markets offer in Melksham is set to grow significantly in 2021.
- 2.2 Wiltshire Council will continue to operate the weekly charter market on Tuesdays, on the Market Place.
- 2.3 A SCOFF Pop-up Street Market [<https://www.facebook.com/Scoffpopup/>] is being trialled at Avonside for 4 weeks from 8 April. The street food markets will be held weekly on Thursdays and Friday evenings.
- 2.4 The Avonside monthly Artisan Crafts Market returns on Sunday 25 April.
- 2.5 The well-established monthly Melksham Makers' Market returns on Saturday 24 April, on the Market Place occupying its habitual 'last Saturday of the month' slot.
- 2.6 In addition, a programme of specialist markets is planned monthly from May to October. The dates are early/mid-month, two weeks prior, in each case, to the monthly Melksham Makers' Market.

##### **3 PROGRAMME OF SPECIALIST MARKETS AT MELKSHAM'S MARKET PLACE 2021**

- 3.1 Melksham Makers' Market (24th)
- 3.2 May: Plant and Garden Market (15<sup>th</sup>); Melksham Makers' Market (29<sup>th</sup>)
- 3.3 June: Just Desserts (12<sup>th</sup>); Melksham Makers' Market (26<sup>th</sup>)

- 3.4 July: Specialist Market TBA (17<sup>th</sup>); Melksham Makers' Market (31<sup>st</sup>)
- 3.5 Aug: Specialist Market TBA (14<sup>th</sup>); Melksham Makers' Market (28<sup>th</sup>)
- 3.6 Sept: Specialist Market TBA (11<sup>th</sup>); Melksham Makers' Market (25<sup>th</sup>)
- 3.7 Oct: Specialist Market TBA (16<sup>th</sup>); Melksham Makers' Market (30<sup>th</sup>)
- 3.8 Nov: Specialist Market TBA (13<sup>th</sup>); Melksham Makers' Market (27<sup>th</sup>)
- 3.9 Dec: Specialist Market (mid Dec, TBA); Melksham Makers' Market (mid Dec, TBA)
  
- 3.10 All dates have been submitted to Wiltshire Council along with event details and full risk assessments including assessments for COVID-19 security. These have been reviewed and approved by Wiltshire Council officers, who have been very accommodating and supportive of this initiative.
- 3.11 All dates are contingent on outdoor markets activity being permitted under prevailing COVID-19 regulations at the time. The risk of not being able to hold these events due to COVID-19 regulations, is considered, at the time of writing, to be greatest for the early season dates. This could, of course, alter.

#### **4 CURRENT ACTIVITY**

- 4.1 Preparing marketing materials.
- 4.2 Procuring gazebos in accordance with council resolutions.
- 4.3 Recruiting traders for May and June (Plant and Garden, and Just Desserts (desserts and sweet treats)) markets respectively.
- 4.4 Developing resource material to encourage new start up traders, to capitalise on the emerging spirit of entrepreneurialism. It is hoped that this might develop into a Melksham Town Council webinar series.

#### **5 EMERGING CHALLENGES**

- 5.1 Traders will need to park vehicles off site in the majority of cases. Parking costs may prove a disincentive to attendance.
- 5.2 If overall space becomes a challenge for some of the bigger markets, two options are envisaged:
  - 5.2.1 Close the road at the other side of the marketplace (temporarily relocating disabled bays and taxi ranks). This would give a much bigger trading area overall, allowing traders to use their van and lorries to trade from and for storage. This may be particularly appropriate for Plant and Garden Markets. Sufficient traders would be required to offset the additional costs incurred.
  - 5.2.2 Host some markets at KGV. This, of course would be dependent on weather conditions at the time of the market to ensure the grass surface didn't get damaged. This may be particularly appropriate for The Melksham Flea – a French-style Brocante market, where it would be beneficial for brocanteurs to have more space available.

#### **6 RECOMMENDATIONS**

- 6.1 To note the progress being made and support the markets programme through existing retailer/trader contacts and via available media channels, particularly social media.

#### **7 CONTACT**

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