

## **Melksham Town Council**

### **Minutes of the Economic Development and Planning Committee meeting held on Tuesday 30th March 2021**

**PRESENT:** Councillor T Watts (Vice-Chair)  
Councillor S Brown  
Councillor J Hubbard  
Councillor G Mitcham  
Councillor V Fiorelli

**IN ATTENDANCE:** Councillor P Aves

<b>OFFICERS:</b>	David McKnight	Economic Development Manager
	Christine Hunter	Committee Clerk
	Taylor Robinson	Business Administration Apprentice

**PUBLIC PARTICIPATION:** One member of the public and one member of the press were present.

#### **40/21 Apologies**

Apologies for absence were received from Councillors Westbrook, Sankey and Illman. Councillor Fiorelli substituted for Councillor Westbrook.

#### **41/21 Declarations of Interest**

Councillor Watts declared an interest in relation to Agenda item 4 in respect of planning application 21/01111/REM because he had previously owned the property. Councillor Watts remained in the meeting and took part in the debate on this item.

#### **42/21 Minutes**

The minutes of 9 March 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.

#### **43/21 Planning Applications**

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

21/01647/FUL	<p>117 Skylark Road Melksham SN12 7FQ Erect a garden shed in the back garden of a domestic property. <b>Agreement:</b> Unanimous</p>
21/01324/FUL	<p>14-18 Bank Street Melksham SN12 6LG 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. <b>Agreement:</b> Unanimous</p>
21/01713/FUL	<p>34 Sandridge Road Melksham SN12 7BH Single storey side &amp; rear extension. Consultation deadline: 06/04/2021 <b>Agreement:</b> Unanimous</p>
21/02042/FUL	<p>24 Sarum Avenue Melksham SN12 6BN Proposed single storey rear extension. Consultation deadline: 07/04/2021 <b>Agreement:</b> Unanimous</p>
21/02351/FUL	<p>75 Semington Road Melksham SN12 6DW Proposed two storey side &amp; rear extension. Consultation deadline: 09/04/2021 <b>Agreement:</b> Unanimous</p>

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

21/01111/REM	<p>Phase 2B of Land east of Spa Road Melksham Wiltshire Reserved Matters for 50 homes forming part of Phases 4A &amp; 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.</p>
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It was proposed by Councillor Hubbard, with a friendly amendment by Councillor Watts and

**UNANIMOUSLY RESOLVED** to object to the application based on:

- Melksham Town Council seeks confirmation that the floor level of the new properties will be at the level of those originally proposed on drawings 4769-L-226 and 4769-L-227, which clearly shows the new houses

should have been at the same floor level as existing properties.

- The floor level of the new properties already developed is at least 1m higher than indicated on the plan drawings. The higher floor level means the new properties now overlook existing properties.
- Melksham Town Council remains extremely concerned regarding flooding within the area and feels the proposed increased development of houses will exacerbate the problem.

21/00798/FUL

39 Somerset Crescent Melksham SN12 7LX  
Creation of Access.

It was proposed by Councillor Hubbard seconded by Councillor Watts and

**UNANIMOUSLY RESOLVED** to object to the application due to the access being through designated green space, crossing over pavement and reducing the existing parking provision.

21/01629/OUT

Land South of Woodrow Road Melksham Wilts  
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.

The committee suggested that Melksham Without Parish Council be contacted to consider Melksham Town Council's comments when responding to the planning application.

It was proposed by Councillor Hubbard seconded by Councillor Watts and

**UNANIMOUSLY RESOLVED** to object to the application based on the following:

- The application proposed developing open countryside.
- Melksham Town Council seek clarification that the drainage survey shows adequate provision to protect existing properties from flooding as there are concerns regarding rising water.
- The proposed development is not supported by the Neighbourhood Plan which is a material consideration and Melksham Town Council had previously objected at pre-application stage

- The objection response is to include Melksham Town Council's previous objections to the Wiltshire Council pre-application in October 2020 which covered highways issues, education, access, health, transport, and being outside the settlement boundary. and

Councillors Alford and Aves to be requested to call-in this application.

## 44/21 Planning Decisions

Members noted 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)**

**45/21 Neighbourhood Plan**

The report from the Economic Development Manager was noted.

The Economic Development Manager confirmed the Regulation 16 public consultation has completed and closed. The Neighbourhood Plan Steering Group have responded to the initial enquiries raised by the independent examiner. Once the independent examiner concludes his findings and report the plan will await the Decision Statement from Wiltshire Council on whether or not it can proceed to referendum.

**46/21 Melksham's Markets programme 2021**

The report from the Economic Development Manager was noted.

The Economic Development Manager confirmed the Melksham Markets programme for 2021 is developing, and there will be a trial pop-up Street Food market at Avonside from 8 April 2021 on Thursday and Friday evenings weekly for a four-week period. The monthly Artisan Craft market at Avonside will commence from 25 April 2021. The Market Place markets start with the Makers' Market on 24 April 2021. Specialist markets will start on 15 May 2021 running two weeks prior to the Makers' Market every month until October/November 2021. A Plants and Garden market will be held in May and Just Desserts (desserts and sweet treats) in June. Marketing materials are being produced and gazebos are being purchased. Resources are being sought and materials developed to encourage and support new start-up traders. Where a larger market area is shown to be required, holding certain markets in the summer months at King George V Park was suggested. All applications and risk assessments for the Market Place Markets have been forwarded to Wiltshire Council, and approved, however, proposed start dates are reliant on markets being permitted under Covid-19 regulations.

Meeting Closed at: 7.50 pm

**Signed:** .....

**Dated:**