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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 J Hubbard (Chair)
Councillor G Cooke (Vice-Chair)
Councillor P Aves
Councillor S Crundell
Councillor G Ellis
Councillor C Goodhind
Councillor S Mortimer
Councillor J Oatley
Councillor S Rabey

10 August 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 at the Town Hall on **Monday 16th August 2021** commencing at **7.00 pm**. 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.

Yours sincerely

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

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

**Monday 16 August 2021
At 7.00 pm at the Melksham Town Hall**

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

1. Apologies

To receive apologies for absence.

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 - 10)

To approve the Minutes of the Economic Development and Planning Committee meeting held on 26 July 2021.

4. Planning Applications

To comment on the following planning applications:

[PL/2021/06503](#)

SHURNHOLD FARM BUSINESS PARK, SHURNHOLD, MELKSHAM,
SN12 8DF
Demolition of existing storage building and erection of office

building.

Consultation Deadline: 18/08/2021

[PL/2021/06702](#)

FOREST AND SANDRIDGE C OF E VOLUNTARY AIDED PRIMARY SCHOOL, CRANESBILL ROAD, MELKSHAM, SN12 7GN

The works include an extension to the existing 2 form entry primary school to provide 4 additional classrooms, a new studio space, 2 No. additional group rooms, additional WCs and storage. There are also internal works to the existing nursery space to enable a new reception classroom to be formed. The existing car park is also expanded to respond to an increase in staff numbers.

Consultation Deadline: 23/08/2021

[PL/2021/06715](#)

30 LONGFORD ROAD, MELKSHAM, SN12 6AS

Single storey rear extension, two storey side extension and front single-storey extension and porch

Consultation Deadline: 20/08/2021

[PL/2021/06935](#)

LAND ON THE WEST SIDE OF SEMINGTON ROAD, ST MICHAEL'S ROAD, MELKSHAM, SN12 6HN

Change of use of land to domestic curtilage with erection of fence.

Consultation Deadline: 26/08/2021

[PL/2021/07034](#)

35 UNION STREET, MELKSHAM, SN12 7PR

Side two storey extension, adding a bedroom with ensuite, family room and a small garage (removal of old garage)

Consultation Deadline: 27/08/2021

[PL/2021/06728](#)

4 BEECH AVENUE, MELKSHAM, WILTS, SN12 6JP

Proposed first floor side extension & single storey rear extension

Consultation Deadline: 23/08/2021

5. Planning Decisions

To note the following planning decisions:

[PL/2021/03309](#)

23 GOLDFINCH ROAD, MELKSHAM, SN12 7FL

Single storey Orangery extension to rear elevation.

Decision: Approved with Conditions

MTC Consultee Response : No Objection

[PL/2021/04746](#)

50 PRIMROSE DRIVE, MELKSHAM, SN12 6GB

Two Storey Rear Extension

Decision: Approved with Conditions

MTC Consultee Response : No Objection

[PL/2021/05172](#)

23 WESTBURY VIEW, MELKSHAM, SN12 7JJ

Front, rear and side extensions

Decision: Approved with Conditions

MTC Consultee response: No Objection

[PL/2021/04456](#)

UNIT 2, 122 FOREST ROAD, MELKSHAM, SN12 7AE

Variation of condition 7 of W/10/02668/FUL (amendments to opening hours)

Decision: Approved with Conditions

MTC Consultee Response: No Objection

[PL/2021/06261](#)

48 KING STREET, MELKSHAM, SN12 6HG

Fell 2 Cypress Trees

Decision: No Objection

MTC Consultee Response: No Objection

6. **National Design Codes Pilot Scheme**

To consider whether Melksham Town Council wishes to recommend that the Melksham Neighbourhood Plan Steering Group submits an Expression of Interest for the design code pilot scheme.(see link below).

<https://www.gov.uk/government/publications/national-model-design-code-phase-2-pilots-expression-of-interest/national-model-design-code-phase-2-pilots-expression-of-interest>

7. **Bus Back Better - Informal Bus Survey** (Pages 11 - 12)

To note the Wiltshire Council Briefing Note No 21-14 attached regarding the non-statutory survey of the government Bus Back Better vision that will run until 23 August 2021. Please see the link below.

<https://surveys.wiltshire.gov.uk/snapwebhost/s.asp?k=162679536235>

8. **Tennis Court Re-Surfacing Melksham House Site** (Pages 13 - 14)

To receive the notice from Wiltshire Council of upcoming works on the Tennis Courts on the Melksham House Site (see attached).

9. **Wiltshire Council Gambling Statement of Licensing Principles**

To note that the consultation period for the Wiltshire Council Gambling Statement of Licensing Principles has now begun and will run until 22 August 2021. To receive an advisory report from the Economic Development Manager and decide on a response from Melksham Town Council. Report to follow.

Please see the link below:

<https://www.wiltshire.gov.uk/licences-permits-gambling>

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Melksham Town Council

Minutes of the Economic Development and Planning Committee meeting held on Monday 26th July 2021

PRESENT: Councillor J Hubbard (Chair)
Councillor P Aves
Councillor S Crundell
Councillor G Ellis
Councillor C Goodhind
Councillor S Mortimer
Councillor J Oatley
Councillor T Price
Councillor S Rabey

IN ATTENDANCE: Councillor M Sankey Wiltshire Councillor

OFFICERS: David McKnight Economic Development Manager
Christine Hunter Committee Clerk

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

Councillor Sankey explained he was interested in four items on the agenda, three of which were connected:

1. the Community Area Transport Group request to designate Snarlton Lane as no entry for all vehicles except for access to reduce the number of vehicles and address the ongoing speeding issue.
2. the suggestion of putting in a pedestrian crossing from Nightingale Close – he supported making the area safer and suggested asking the Parish Steward to cut back the vegetation at the crossing.
3. the Metro Count request for Skylark Road to quantify speeding issues at this locality, stating that it was difficult to understand the scale of the speeding problem without a Metro Count; cats have been run over and there is a children's play area nearby.
4. the application for 150 houses at Beanacre – the Committee were asked to bear in mind that the Neighbourhood Plan had already considered the site unsuitable for development.

Chris Tweedy, resident of Bowerhill and business owner, wanted to speak to the by-pass consultation. The Town Mayor, Councillor Hubbard, confirmed he would move item 10 to the

start of the agenda, and suspend Standing Orders until after the by-pass presentation, to accept questions on the subject from members of the public and councillors.

94/21 Apologies

Apologies were received from Councillor Cook.

95/21 Declarations of Interest

There were no declarations of interest.

96/21 Minutes of Previous Meeting

It was proposed by the Town Mayor, Councillor Hubbard, seconded by Councillor Mortimer, and

UNANIMOUSLY RESOLVED that the minutes of the Economic Development and Planning Committee meeting held on 5 July 2021, having previously been circulated, were approved as a correct record and signed by the Town Mayor, Councillor Hubbard.

97/21 Wiltshire Council By-pass Consultation

A presentation was given by Steve Wilson, Major Highways Project Engineer at Wiltshire Council who advised that the second consultation was launched at the Area Board meeting on 23 June 2021 and would close on 8 August 2021.

Steve Wilson referred members to consultation documents on the Wiltshire Council website.

<http://www.wiltshire.gov.uk/highways-a350-melksham-by-pass>

Information was provided on the following:

- where Wiltshire Council is in the process
- the route choice
- specific potential areas of interest for Melksham town, e.g. traffic flows, and potential walking/cycling considerations
- the envisaged timescales - if the proposal is approved work would not commence before 2025 and should last approximately two to three years

It was proposed by the Town Mayor, Councillor Hubbard, seconded by Councillor S Crundell and

UNANIMOUSLY RESOLVED to suspend Standing Orders.

Steve Wilson held a 'question and answer' session.

Chris Tweedy stated that :

1. the by-pass plan was developed from traffic data pre Covid-19 and increasing numbers of people are now working from home. He asked in view of the Government and Wiltshire Council's push to become carbon neutral, would there be further research into the need for a by-pass when traffic levels are lower than they were previously?
2. one of the key priorities of the Joint Melksham Neighbourhood Plan was to protect and enhance green infrastructure and the proposal to build a very large polluting road would ruin the ambiance of the countryside and impact on the canal area. As the location of the road route affects the canal area and causes most concern, could the by-pass route be altered?

Steve Wilson confirmed:

1. the Wiltshire-wide traffic model was used in the development of this scheme. Traffic had reduced at the start of the pandemic but has generally returned to pre-pandemic levels. Working from home could flatten the peak hours in the morning and evening and traffic flows could be more regular throughout the day. The methodology of the work being carried out is, and must be, in accordance with latest Department of Transport standards.
2. the impact of the road would be considered and addressed through the Environmental Impact Assessment as part of the planning application process which would identify any mitigation required. The route 10D option to bring the by-pass away from Bowerhill and across the canal had already been considered and rejected as the increased costs outweighed any benefits. The best possible business case option needs to be produced for the scheme to be attractive for investment.

Joe McCann asked if the by-pass business case would include the benefits to the town, i.e. semi-pedestrianisation of the town centre, improved access to the railway station etc. or would these be costed at a later date?

Steve Wilson explained that the potential complementary measures would be reviewed and if they made good sense in terms of the business case, they would be incorporated within the route. The proposed route is longer and has given the best Benefit to Cost Ratio (BCR). If the complementary measures can't produce the best BCR in their own right, the opportunity for such a proposal would be developed through another funding route. The impact on walking and cycling affected by the by-pass route would be included in the scheme.

The Town Mayor, Councillor Hubbard, asked at what point in the process would the cost benefit analysis be carried out to include the complementary measures, and when would residents be notified as to whether those benefits would be part of the substantive bids or facilitated for in the future?

Steve Wilson confirmed that it is anticipated that a clearer view of the overall scope of the scheme would be available by the end of the summer.

Paul (a resident attending via Zoom,) asked what consideration had been given to zero emissions targets, congestion and zoning charges, and the impact of displacing vehicles into the by-pass as a result of traffic restrictions on Cleveland Bridge, Bath, and when in the process had this been considered?

Steve Wilson advised that Bath did not form part of the traffic modelling carried out for the by-pass but would be considered. Its impact is not clear presently.

Councillor Hubbard returned the meeting to Standing Orders

Councillor Mortimer asked how the increased traffic coming from Bath to Chippenham would impact on the town?

Steve Wilson confirmed that the traffic from Bath on the A365 would meet the A350 which would still be open to traffic. As the A350 became less used it would open up opportunities. e.g. a cycle link between Melksham and Lacock, but it would continue to be a designated "A" road.

Councillor Price asked whether increased public transport use, as supported by the government, would be included when planning for the next 20-30 years, meaning that the by-pass would be obsolete? He also raised residents' concerns about the negative effect the by-pass would have on local house values.

Steve Wilson confirmed that the scheme would need to be measured against a suite of government documentation regarding alternatives to car use, and that the 1973 Land Compensations Act dealt with Part 1 Claims for Compensation for reductions in property values.

Councillor S Crundell stated that Melksham enjoys its rurality and that the by-pass would establish a ring road around Melksham, fundamentally changing the nature of the town and Beanacre. Councillor S Crundell questioned whether the by-pass would actually solve problems in Beanacre, and if not, what was the point of it?

Steve Wilson replied that the strategic role played by the A350 for the whole of the county had been considered. One option was for a shorter, cheaper by-pass which would have severed the town centre from Bowerhill. However, by using the longer route better travel around the town would be facilitated.

It was proposed by the Town Mayor, Councillor Hubbard, seconded by Councillor S Crundell and

UNANIMOUSLY RESOLVED that the Town Mayor, Councillor Hubbard, be asked to call an Extraordinary Full Council meeting on 9 August 2021, to consider Melksham Town Council's response to the by-pass Consultation for agreed receipt by 10 August 2021.

98/21 Planning Applications

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

[PL/2021/03098](#) 6 Conway Crescent, Melksham, Wilts, SN12 6BA
Replace existing back garden and side garden fence and gate
Consultation Deadline: 28-07-2021
Agreement Unanimous

[PL/2021/04786](#) 11 Wharf Court, Melksham, SN12 7NS
Removal of existing window to be replaced by double French doors
Consultation Deadline: 03-08-2021
Agreement Unanimous

[PL/2021/04787](#) 2 Wharf Court, Melksham, SN12 7NS
To remove a window in lounge and replace with a patio door on to the garden
Consultation Deadline: 03-08-2021
Agreement Unanimous

[PL/2021/05345](#) 24 Hazelwood Road, Melksham, SN12 6HP
Single storey extension and a refurbishment of the garage.
Consultation Deadline: 02-08-2021
Agreement Unanimous

[PL/2021/06128](#) 44 Primrose Drive, Melksham, SN12 6GB
Proposed second storey side and rear extension over existing garage and wrapping around rear ground floor extension.
Consultation Deadline: 05-08-2021
Agreement Unanimous

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

[PL/2021/05391](#) Land to the West of A350 (Beanacre Road) North of Dunch Lane, Melksham, Wiltshire
Outline planning application for up to 150 dwellings with formal and informal public open space, including areas of play, associated landscaping and vehicular and pedestrian accesses off the A350 (Beanacre Road). All matters reserved except for vehicular access.
Consultation Deadline: 30-07-2021

It was noted that Melksham Town Council had responded to the developer following a confidential pre-application

meeting and that the concerns of councillors at this planning application stage reflected those previously raised.

It was proposed by the Town Mayor, Councillor Hubbard, seconded by Councillor Ellis and

UNANIMOUSLY RESOLVED to object to the application on the following grounds:

- the Council wished to emphasise that the proposed development site had been considered unsuitable for development and, therefore, not been adopted by the Joint Melksham Neighbourhood Plan 2020-2026.
- A350 traffic coming from the north of the site and queuing to turn right to enter the development, would cause considerable standing traffic within Beanacre village, and, as a result, increased air pollution.
- traffic exiting the development turning right in a southerly direction towards Melksham would have to cross the habitually busy carriageway.
- to ensure safe access into and egress from the site, Councillors requested the construction of a roundabout at the junction of the estate road with the A350.
- from a landscape perspective the site's location would mean coalescence of Melksham with the village of Beanacre which was not considered desirable.
- a secondary access point to the development should be included, because, in the event of the entrance to the development being blocked at the A350 junction, emergency vehicles called to a second incident within the development would require means of access and egress.
- the development, if approved, risked greater pressure on existing drainage systems. A robust site drainage proposal with appropriate attenuation would be required for the site.

Should the development be approved by Wiltshire Council the S.106 funding should be used to:

- improve links from the development to local footpath infrastructure allowing easier access for residents of the development to leisure and education facilities

along Scotland Road, over the river and to the existing footpaths to the east of the river.

- create a convenient footpath from the development through Foundry Close to Melksham Railway Station and improve the local footpath infrastructure along the A350 to help facilitate easy access to the station, bus stops and other amenities within walking distance.
- reduce the visual impact and noise pollution from the railway, and the visual impact of the development on Beanacre village to the north. The developer should plant additional mature trees, between the development and the railway as well as between the development and the northern boundary of the site, ensuring professional management of the resulting woodland areas.
- make appropriate financial contributions for the provision of healthcare and education facilities in the locality of the development. The commitment of Wiltshire Council and the NHS should be secured to develop such facilities.

99/21 Planning Decisions

Members noted the following planning decisions:

[PL/2021/04092](#)

Land at Barnwell Road, Melksham, SN12 7DG
Erection of a 4 bed dwelling.

MTC Consultee Response: No objection

Decision: Approve with Conditions

[PL/2021/05340](#)

4 Windsor Avenue, Melksham, Wiltshire, SN12 6BE
Proposed Replacement of Pitched Roof

MTC Consultee Response: No objection

Decision: Approve with Conditions

100/21 Community Area Transport Group (CATG) issues

.1 Snarlton Lane - proposal to designate no entry to all vehicles except for access

The Town Mayor, Councillor Hubbard, advised that if the Committee were minded to support the request to make Snarlton Lane an access only road with a new crossing, this would be an expensive option and a request would have to be forwarded to Full Council for approval to vire additional funds into the CATG budget.

Councillor Sankey was asked to suggest to residents that if they believed a vehicle is parked and dealing drugs they dial 101 to report the incident.

It was agreed that the Highways Improvement proposal would be discussed at the meeting with the Wiltshire Council Highways Team, Melksham Town Council and Councillor Sankey.

.2 Pine Close - bend of Pine Close/Hazelwood Road

The Town Mayor, Councillor Hubbard, confirmed that a Metro Count had been requested from Wiltshire Council, and was still outstanding.

It was agreed to ask the Economic Development Manager to write to the resident confirming that the Town Council had requested a Metro Count from Wiltshire Council.

.3 Snarlton Lane - the crossing from Nightingale Close across Snarlton Lane

It was proposed by the Town Mayor, Councillor Hubbard, seconded by Councillor Aves and

UNANIMOUSLY RESOLVED that the Economic Development Manager be asked to arrange a site meeting with Mark Stansby of the Wiltshire Council Highways Team and Councillor Sankey to review and suggest solutions to the issues raised.

.4 Addison Road - Parking Issues

Members noted the request from Councillor Alford.

It was agreed that the Economic Development Manager be asked to write to Selwood Housing Group (a housing association) requesting that they contact residents regarding parking on the semi-circular green in Addison Road, notifying them that complaints had been received.

101/21 Traffic Survey (Metro Count) Request

Councillor Sankey was asked to forward the number of a suitable lamp post to the Committee Clerk in order that a Metro Count request for Skylark Road could be submitted to Wiltshire Council. He was also asked to notify Sgt James Twyford, of Wiltshire Police, of the issues regarding speeding in Skylark Road.

102/21 Temporary Road Closure Notices

Members noted the temporary road closure notices as follows:

- B3353 (Part), Corsham commencing 23 August 2021
- B3353 Bradford Road (Part), Melksham and Melksham Without commencing 21 August 2021
- Forest Road (Part), Melksham commencing 23 August 2021
- A3102 Lowbourne Road and Sandridge Road to the roundabout with Blackmore Road and Church Lane on Sunday 13 February 2022.

103/21 Wiltshire Council Gambling Statement of Licensing Principles

The Wiltshire Council Gambling Statement of Licensing Principles was noted.

It was agreed to ask a representative from the Wiltshire Council Licensing team to give a presentation at, or provide a briefing for, the next meeting of the Economic Development & Planning Committee to be held on 16 August 2021.

104/21 Confidential Session

It was **UNANIMOUSLY RESOLVED** that in view of the confidential nature of the information to be discussed, that the press and public be instructed to withdraw.

105/21 Notification of development proposal, Melksham Without Parish Council

Members noted the confidential report of the Economic Development Manager.

Meeting Closed at: 9.35 pm

Signed:

Dated:

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Bus Back Better update – informal bus survey

Briefing Note No. 21-14

Service: Communities & Neighbourhood Services

Date Prepared: 23 July 2021

Further enquiries to: Jason.salter@wiltshire.gov.uk

We wanted to update you on the Government's national bus strategy and the work we're doing in Wiltshire to improve local bus services.

To recap, on 15 March this year the government published its Bus Back Better vision, which underpins a national bus strategy for England and outlines ambitious reform of how bus services are planned and delivered.

The strategy will deliver better bus services for passengers across England, through ambitious and far-reaching reform of how services are planned and delivered. It will make buses:

- more frequent
- more reliable
- easier to understand and use
- better co-ordinated
- cheaper

The strategy is seen as an important part of the levelling-up agenda and recognises that where commercial bus companies and local transport authorities work closely together buses are the easiest, cheapest and quickest way to improve transport. Some £3bn has been set aside in this parliament to be spent on increasing bus usage nationally through the national bus strategy. In addition, and as a prelude to this, in March 2020, Government granted Wiltshire £671,000 as revenue support to help to improve the provision of local bus services.

Thank you to those of you that took the time out to respond to Briefing Note no. 21-08 by providing your suggestions for new services or changes and/or additions to existing services in your communities by using the money awarded. We will look through and consider all the responses that have been sent and keep you updated on the plans.

The Government's strategy complements our aim to encourage more people to travel by bus to help support our carbon neutral objectives, and to reach and connect more people who live in rural communities who don't have a viable way to get around.

The council has already been successful in getting some money from the £3bn fund, with a successful bid of £1.2m to improve demand responsive transport in the Pewsey Vale area. This will be in operation next year after a public consultation, which will help establish the most appropriate way for the service to be provided.

We are holding an informal consultation with the public and businesses to help shape our work as we look to produce a Bus Service Improvement Plan later this autumn. Our local bus services plan is a requirement in order to be part of the Bus Back Better strategy.

Alongside all the existing information we have on services and usage, this non-statutory survey, that will run until 23 August 2021, will give us an even better understanding of how bus services are used and how usage has been affected by the pandemic. The survey shouldn't take longer than five minutes to complete and we are keen to hear from non-bus users, as well as those who currently use them, as this will provide a much more wide-ranging picture of the current situation and people's circumstances. The survey can be found at

<https://surveys.wiltshire.gov.uk/snapwebhost/s.asp?k=162679536235>, and we'll make hard copies

available as well.

The Government's strategy and associated funding is an exciting opportunity to improve bus services throughout England, and our focus is to successfully make improvements in the county that will benefit all those that use bus services, which in turn may attract new users, too. We recognise how important public transport is, particularly in a vast rural county like Wiltshire, and when done right it's the lifeblood of many a community.

We would appreciate your support in spreading the word about our survey and encouraging people and representatives of businesses and organisations within your communities to take part.

If you have any questions about this ongoing project, then please don't hesitate to get in touch.

We will keep you updated.

Sent: 20 July 2021 07:09

Subject: Tennis Court Re-surfacing

We would like to update you on some upcoming works on the Melksham House site.

Following construction of the two new tennis courts on the Melksham House site in 2019, we have recently had the courts inspected by the contractor who originally installed them. During their inspection they discovered that there are some issues with the asphalt - there is some soft stone in the aggregate which is causing black spotting on the court surface and some rust like marks on the courts which are caused by Iron Pyrites.

In order to rectify this issue, the contractor is arranging for the courts to be re-surfaced, at no additional cost to Wiltshire Council. These works will be starting on 2 August 2021 and will take approximately seven to 10 days to complete, weather permitting.

We have discussed this with the tennis club, who are happy with these arrangements. The Contractor on the Melksham Campus build will work with the re-surfacing contractor to enable safe access. A note regarding this will also be included in the July/August Newsletter due to be issued at the beginning of next week.

Please could you circulate this message to your councillors?

Many thanks and kind regards,

Paula

Paula Smith
Business Manager - Campus and Hub Build
Community Development

Wiltshire Council

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