

## **Melksham Town Council**

### **Minutes of the Economic Development and Planning Committee meeting held on Monday 29th November 2021**

**PRESENT:** Councillor J Hubbard (Chair)  
Councillor G Cooke (Vice-Chair)  
Councillor P Aves  
Councillor S Crundell  
Councillor C Goodhind  
Councillor S Mortimer  
Councillor J Oatley  
Councillor S Rabey  
Councillor L Lewis

**IN ATTENDANCE:** Councillor M Sankey Wiltshire Council

**OFFICERS:** Christine Hunter Committee Clerk  
Patsy Clover Acting Deputy Town Clerk

#### **156/21 Public Participation**

17 members of the public and one member of the press were present

The Town Mayor, Councillor Hubbard, advised that an update had been received from Wiltshire Council regarding works planned on Melk 39 following the submission of a Section 56 order. He confirmed that, at present, it was not planned to remove any trees but this may change if a 1.5m width path could not be created. He commented that he felt that Wiltshire Council had acted with indecent haste following the submission of Mr Witcomb's application as the works were due to take place on 7 December. It was noted that an ecologist would be present throughout the works.

Proof of land ownership was requested from Mr Green. The Town Mayor, Councillor Hubbard, also asked Mr Green to send him the questions to which Wiltshire Council had not responded.

Concerns were raised about the possibility of increased anti-social behaviour once the path was cleared.

Residents were unhappy about the delay in arranging a meeting between themselves and Wiltshire Council. The possibility of a hybrid meeting to discuss longterm options was mooted.

The Town Mayor, Councillor Hubbard, recommended that the residents meet informally to see if matters could be resolved.

**157/21 Apologies**

Apologies were received from Councillor Ellis who was substituted by Councillor Lewis.

**158/21 Declarations of Interest**

There were no declarations of interest.

**159/21 Minutes**

The Town Mayor, Councillor Hubbard, requested an amendment to the minutes of the Economic Development and Planning Committee meeting held on 8 November 2021 regarding Melk 39 to record that “the Town Mayor, Councillor Hubbard, suggested to Mr Witcomb that a statutory process regarding amendments to public rights of ways could found on the Wiltshire Council website”. Following the amendment the minutes, having previously been circulated, were approved as a correct record and would be signed by the Town Mayor, Councillor Hubbard, at a later date.

**160/21 PlanningSphere Limited Presentation on a Proposed Development at the former Countrywide Site, off Bradford Road, Melksham.**

A presentation was received from Chris Beaver of PlanningSphere Limited regarding a proposal for two commercial units on the former Countrywide Site at Bradford Road Melksham SN12 8LQ.

The company were proposing to seek planning approval for a builder’s merchant and an MOT centre on the site, which was now surplus to AB Dynamics’ requirements. It was anticipated that approximately 35 jobs would be created by both businesses.

The impact on local businesses and the need for landscaping were discussed.

**161/21 Stantonbury Building and Development Company Presentation on a Proposed Development at Station Yard, (between Dunch Lane and Bath Road), Melksham**

A presentation was received from Stantonbury Building and Development Company regarding a proposal for a housing development between Dunch Lane and Bath Road on the former scrap yard and adjacent land.

Plans for the proposed development of approximately 100 houses and a nursing home were circulated. It was hoped that the development would be carbon net zero.

A consultation with local residents had been held. Consultation with nearby allotment holders will take place before the scheme is progressed further.

It was agreed to suspend Standing Orders to enable Councillor Glover, Melksham Without Parish Council, to raise concerns regarding flood zones 2 and 3 and the impact any flood alleviation measures would have upstream in Shurnhold Fields and Shaw. He also reminded members that both the Neighbourhood Plan and the Core Strategy had identified this area of land as employment land, not residential land.

It was confirmed that no housing development would take place on the flood plain. This would be developed as open green space with appropriate flood alleviation measures put in place.

## **162/21 Planning Applications**

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

### [PL/2021/10292](#)

14 DEAN CLOSE MELKSHAM SN12 7EZ

Proposed single storey rear extension.

**Consultation Deadline:** 06/12/2021

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

**UNANIMOUSLY RESOLVED** to support the planning application.

### [PL/2021/10296](#)

14 CORFE ROAD MELKSHAM SN12 6BQ

Partial demolition of existing attached garage and erection of new extension to replace and extend over first floor of garage at rear. Partial removal of existing conservatory replaced with masonry construction. Construction of outbuilding to function as Home Office.

**Consultation Deadline:** 08/12/2021

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

**UNANIMOUSLY RESOLVED** to support the planning application.

### [PL/2021/10677](#)

48 ADDISON ROAD MELKSHAM SN12 8DR

Proposed erection of a two storey side extension.

**Consultation Deadline:** 14/12/2021

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

**UNANIMOUSLY RESOLVED** to support the planning application.

[PL/2021/10607](#)

28 CHURCH WALK MELKSHAM SN12 6LY

Single storey rear utility extension (retrospective).

**Consultation Deadline:** 17/12/2021

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

**UNANIMOUSLY RESOLVED** to support the planning application.

[PL/2021/10759](#)

28 CHURCH WALK MELKSHAM SN12 6LY

Listed Building Consent (Alt/Ext)

Single storey rear utility extension (retrospective).

**Consultation Deadline:** 17/12/2021

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

**UNANIMOUSLY RESOLVED** to support the planning application.

[PL/2021/10087](#)  
6ES

MELKSHAM HOUSE, 27 MARKET PLACE MELKSHAM SN12

Variation of Conditions 6 (surface water), 7 (landscape mount), 10 (hard & soft landscaping), 12 (hard landscape materials), 13 (external lighting), 14 (cycle parking) & 26 (approved plans) on 20/09353/VAR to allow for design changes.

**Consultation Deadline:** 03/12/2021

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

**UNANIMOUSLY RESOLVED** to support the planning application.

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

[PL/2021/10256](#)

2 QUEENSWAY MELKSHAM SN12 7JY

Application for the removal of no. 1 unallocated lay-by parking space and creation of no. 2 of street parking

spaces and associated works including relocation of street furniture and turning head.

**Consultation Deadline:** 16/12/2021

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

**UNANIMOUSLY RESOLVED** to object to the planning application due to highways' issues.

## **163/21 Planning Decisions**

Members noted the following planning decisions:

[PL/2021/07963](#)

23 AVON ROAD MELKSHAM SN12 8AY

Retrospective Permission for Outbuilding

**Decision: Approve with Conditions**

**MTC response: No objection**

[PL/2021/06935](#)

LAND ON THE WEST SIDE OF SEMINGTON ROAD ST

MICHAEL'S ROAD MELKSHAM SN12 6HN

Retrospective Permission for Outbuilding

**Decision: Refused**

**MTC response: Object**

[PL/2021/07352](#)

27 QUEENSWAY MELKSHAM SN12 7JZ

Install a dropped kerb to the front of the property.

**Decision: Approve with Conditions**

**MTC response: No objection**

[PL/2021/03098](#)

6 CONWAY CRESCENT MELKSHAM SN12 6BA

Replace existing back garden and side garden fence and gate.

**Decision: Approve with Conditions**

**MTC response: No objection**

[PL/2021/08270](#)

78 KENILWORTH GARDENS MELKSHAM SN12 6AP

Proposed front extension.

**Decision: Approve with Conditions**

**MTC response: No objection**

[PL/2021/06715](#)

30 LONGFORD ROAD MELKSHAM SN12 6AS

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

**Decision: Approve with Conditions**

**MTC response: No objection**

**164/21 Planning Appeal Notification - Land West of Semington Road Melksham**

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

**UNANIMOUSLY RESOLVED** to object to the planning appeal on the grounds previously stated, with reference to policies in the Neighbourhood Plan.

**165/21 Carriageway Layout at Old Broughton Road**

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

**UNANIMOUSLY RESOLVED** to request that two Metro Counts be carried out in two different locations on Old Broughton Road.

**166/21 Community Area Transport Group (CATG) Issues**

**167/21 Highways Improvement Request Form - 27 Gladstone Road Melksham**

Councillor Sankey reported that the housing developers had agreed to paint white lines on the road in an attempt to alleviate the parking issues, following a request from Wiltshire Council. It was recommended that, should there be no improvement in the parking situation after six months, the matter should be brought back to the committee for further consideration.

**168/21 Temporary Road Closure Notifications**

The Temporary Road Closure Notifications for the Melksham Christmas Lights Event on 4 December were noted.

**169/21 New Premises Licence Application - Bradford Road, Melksham, SN12 8LQ**

It was **UNANIMOUSLY RESOLVED** to support the application.

**170/21 Sparkle Team and Parish Steward**

Members were asked to forward any ideas for jobs to be carried out by the Sparkle Team and the Parish Steward to the Committee Clerk.

Meeting Closed at: 8.56 pm

Signed: .....

Dated: