

## **Melksham Town Council**

### **Minutes of the Economic Development and Planning Committee meeting held on Monday 10th January 2022**

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

**OFFICERS:** Linda Roberts Town Clerk  
Christine Hunter Committee Clerk

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

#### **171/21 Apologies**

Apologies were received from Councillor Cooke.

#### **172/21 Declarations of Interest**

There were no declarations of interest.

#### **173/21 Minutes**

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

**UNANIMOUSLY RESOLVED** that the minutes of 29 November 2021 having been previously circulated were agreed as a correct record and signed by the Town Mayor, Councillor Hubbard.

The Committee proposed moving the agenda item regarding the Highways Improvement Notice for the pathway between Hazelwood Road and St Michaels Road to allow public participation.

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

**UNANIMOUSLY RESOLVED** to suspend Standing Orders.

#### **174/21 Highways Improvement Notice Pathway between Hazelwood Road and St Michaels Road**

Angela Trenchard explained that the pathway was regularly used by her 88 year old mother, junior school children and more vulnerable people and than inadequate lighting made it dangerous.

The Town Mayor, Councillor Hubbard, re-instated standing orders.

The Town Mayor, Councillor Hubbard, confirmed the CATG process and explained it could take between 6-18 months to be completed.

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

**UNANIMOUSLY RESOLVED** to forward the request to the Community Area Transport Group (CATG), indicating a preference for low level lighting and with the commitment that the Council would contribute towards the improvements.

#### **175/21 Neighbourhood Plan**

The award of a grant of £7,440.00 from Locality towards the costs for the Neighbourhood Plan was noted.

#### **176/21 Planning Applications**

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

##### [PL/2021/11100](#)

45 CHURCHILL AVENUE, MELKSHAM, WILTS SN12 7JN

Erection of first floor extension over the existing ground floor extension.

**Consultation Deadline:** 28 /12/2021 (Extension to consultation deadline requested)

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

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

##### [PL/2021/10953](#)

KING GEORGES FIELD, BATH ROAD, MELKSHAM, WILTS SN12 7ED

Demolition of existing derelict maintenance building and the formation of a new maintenance building on the same site (see Owner/Occupier letter attached).

**Consultation Deadline:** 05/01/2022 (Extension to consultation deadline requested)

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

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

[PL/2021/11678](#)

Works to a Protected Tree.

INGLEWOOD HOUSE, 4 PLACE ROAD, MELKSHAM, WILTS SN12 6JN  
T1 - Row of Leylandii trees – reduce height by a third and cut back overhanging branches on the car park side (subject to separate TCA application). T2 – Lime Tree - crown raise to a height of 8ft above the ground (TPOW/05/00004/IND refers). See TPOW/005/0005/IND, photos and site plan attached.

**Consultation Deadline:** 08/01/2022 (Extension to consultation deadline requested)

The report of the Tree Warden was noted.

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

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

[PL/2021/11712](#)

Proposed Works to Trees in a Conservation Area

INGLEWOOD HOUSE, 4 PLACE ROAD, MELKSHAM, WILTS SN12 6JN  
Row of Leylandii trees forming hedge – reduce height by one third.

**Consultation Deadline:** 08/01/2022 (Extension to consultation deadline requested)

The report of the Tree Warden was noted.

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

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

[PL/2021/11578](#)

70 DUNCH LANE, MELKSHAM, WILTS SN12 8DX

Proposed Single Storey Rear Extension

**Consultation Deadline:** 11/01/2022

It was proposed by Councillor Aves, seconded by Councillor Raby and

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

[PL/2021/11637](#)

MCDONALDS, BEANACRE ROAD, MELKSHAM, SN12 8RP

Proposed installation of one rapid electric vehicle charging station. One existing parking space will become an EV charging bay, along with associated equipment.

**Consultation Deadline:** 17/01/2022

It was proposed by Councillor Aves, seconded by Councillor Oatley and

**UNANIMOUSLY RESOLVED** to welcome and support the planning application which was in line with Planning Policy 4 in the Neighbourhood Plan. It was further suggested that two parking

spaces should be provided for the charging of electric vehicles rather than one.

[PL/2021/11635](#)

48 CHURCHILL AVENUE, MELKSHAM, SN12 7JE

Demolish pre cast concrete garage and rear shed/link to house and replace with new linked single storey extension

**Consultation Deadline:** 18/01/2022

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

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

[PL/2021/11498](#)

FORMER COUNTRYWIDE STORE SITE, BRADFORD ROAD, MELKSHAM, SN12 8LQ

Erection of 2 No. commercial buildings (Builders' Merchant and Automotive Centre) and associated access, landscaping and drainage works (see attached illustrative masterplan)

**Consultation Deadline:** 28/01/2022

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

**UNANIMOUSLY RESOLVED** to support the planning application, and to include the following in the response:

- the Town Council recognised this as a brownfield site development, noting the 25% increase in peak flow through the river Avon projected by Defra.
- the Town Council sought confirmation that flood alleviation and drainage mitigation would be put into place.
- the development should be subject to a suitable landscaping plan and
- the developer should be encouraged to increase the number of electric car charging points, as per the Neighbourhood Planning Policy 4.

[PL/2021/11738](#)

8 FULLERS CLOSE, MELKSHAM, SN12 7BX

Proposed single storey side extension

**Consultation Deadline:** 28/01/2022

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

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

## **177/21 Planning Decisions**

Members noted the following planning decisions:

[PL/2021/08033](#)

16 FOREST ROAD, MELKSHAM, SN12 7AA

Proposed Single Storey Rear Extension & Vehicle Access & Parking

**MTC Consultee Response: No Objection**

**Decision: Approve with Conditions**

[PL/2021/07190](#)

8 THE CRAYS, MELKSHAM, SN12 7BZ

Proposed loft conversion with hip to gable conversion with rear dormer & single storey rear extension.

**MTC Consultee Response: No Objection**

**Decision: Approve with Conditions**

[PL/2021/08323](#)

15 TRENT CRESCENT, MELKSHAM, SN12 8BG

Proposed loft conversion with flat roof dormer and roof lights.

**MTC Consultee Response: No Objection**

**Decision: Approve with Conditions**

[PL/2021/09234](#)

BROOKSIDE CARE HOME, RUSKIN AVENUE, MELKSHAM, SN12 7NG

Construction of a single storey brick built extension to the day room at the front elevation. A built up felt flat roof with two roof lights is proposed along with UPVC windows and a powder coated alloy sliding door set. New grey paving slabs are proposed. An AC unit is proposed at an existing flat roof.

**MTC Consultee Response: No Objection**

**Decision: Approve with Conditions**

[PL/2021/05215](#)

70 LONGFORD ROAD, MELKSHAM, SN12 6AU

Proposed loft conversion with flat roof dormer and roof lights.

**MTC Consultee Response: No Objection**

**Decision: Approve with Conditions**

[PL/2021/08810](#)

1 THORNBANK, MELKSHAM, SN12 6JQ

Removal of area of grass to allow for 3No additional parking spaces

**MTC Consultee Response: No Objection**

**Decision: Approve with Conditions**

[PL/2021/10292](#)

14 DEAN CLOSE, MELKSHAM, SN12 7PU

Replacement of the front door and internal works.

**MTC Consultee Response: No Objection**

**Decision: Approve with Conditions**

## **178/21 Community Area Transport Group (CATG) Issues**

### **178/21.1 Sandridge Road to Maple Close proposed foot link improvements**

The ballpark estimate of £6,000 for the lowering/diversion of underground services should the improvements be carried out was noted. The Town Mayor, Councillor Hubbard, stated that Councillors should note ballpark estimate of £6,000 may increase.

Following discussion it was agreed to hold a meeting with the landowner first to establish what he was offering to facilitate the improvements. To then arrange a Teams meeting with Councillors, Mark Stansby of Wiltshire Council, and the Town Clerk.

**179/21     Traffic Survey Results**

The results of the Union Street Traffic Survey were received. It was noted that 958 vehicles of the weekly traffic total had been recorded speeding.

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

**UNANIMOUSLY RESOLVED** to recommend the introduction of a 20mph speed limit on Union Street to CATG. If the 20mph limit was adopted the Council would purchase a Speed Indicator Device (SID) unit specifically for Union Street. A meeting would be organised with Mark Stansby to review options already considered and discuss additional options to reduce speeding on Union Street.

**180/21     A350 Melksham Bypass - Second Public Consultation Report**

The publication of the A350 Melksham By-Pass report following the second public consultation was noted.

**181/21     Asset of Community Value - ACV/2021/00012 - Land north-west of Woodrow Road Melksham SN12 7AJ**

The decision made by Wiltshire Council to list the land north-west of Woodrow Road, Melksham as an Asset of Community Value was noted.

The Town Mayor, Councillor Hubbard, explained that the Town Council currently lease the land and that should the owner want to sell the land, as an Asset of Community Value, they would have to go through a statutory process, give notice and offer the community the opportunity to purchase the land in the first place. The current lease is in place for five years.

**182/21     Electric Vehicle Charging Points**

Councillor Rabey confirmed that there are currently no electric vehicle charging points in the town centre as the ones in King Street car park have been out of action for several months and are unlikely to be replaced by Wiltshire Council until 2022/2023.

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

**UNANIMOUSLY RESOLVED** that the Town Clerk be asked to write to Wiltshire Council with the following queries:

King Street Car park:

- Has the tender process started for replacing the electric vehicle charging points? If not when will it begin?
- When will the tender be awarded?
- When is it anticipated that replacement electric vehicle charging points will be installed?
- What specification has been included in the tender for the charging points, i.e. KW capacity and number of points?

The Campus

- Can the specification of the charging points to be installed at the Campus be provided?
- When will the charging points be available for use?

**183/21 Sparkle Team and Parish Steward**

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

Meeting Closed at: 8.45 pm

**Signed:** .....

**Dated:**