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

21 June 2022

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 Melksham Town Council. The meeting will be held at the Town Hall on **Monday 27th June 2022** commencing at **7.00 pm**.

A period of public participation will take place in accordance with Standing Order 3(e) prior to the formal opening of the meeting. The Press and Public are welcome to attend this meeting in person, alternatively the public and press may join the meeting via Zoom.

In accordance with the Council's commitment to being open and transparent; all Town Council meetings are recorded and broadcast live. The right to do so was established under the Openness of Local Government Bodies Regulations.

Yours sincerely

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

Melksham Town Council
Economic Development and Planning Committee

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.

Virtual Meeting Access:

Please follow the joining instructions below for the virtual Zoom meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/81602887762?pwd=TUM5dCttckJ4VTUvUkRwUDdMMG1uQT09>

Meeting ID: 816 0288 7762 **Passcode:** 726255

Participants will be directly let in the meeting by clocking on the above link. There is no waiting room

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 6 June 2022.

4. Neighbourhood Plan

5. Priority for People Presentation

Priority for People progress report and next steps. Presentation from Gerald Milward-Oliver.

6. Planning Application Considerations

Members to note that when responding to planning applications consideration should be given to the Melksham Joint Neighbourhood Plan, the Wiltshire Core Strategy and the National Planning Policy Framework (NPPF).

7. Planning Applications

To comment on the following planning applications:

[PL/2022/04025](#)

1 WAVERLEY GARDENS, MELKSHAM, SN12 6AL

Creation of a vehicle access to new hardstanding at front of the property, includes removal of hedgerow at front of property boundary.

Consultation Deadline: 27/06/2022

[PL/2022/02900](#)

22 SHURNHOLD, MELKSHAM, SN12 8DG

Conversion of existing garage into an annex and extension to the rear. New extension to the front of the main house, new single storey garage and storm porch to main house. Internal alterations.

Consultation Deadline: 27/06/2022

[PL/2022/04244](#)

5 CHURCHILL AVENUE, MELKSHAM, SN12 7JL

Single storey extension to form porch and toilet

Consultation Deadline: 06/07/2022

[PL/2022/00125](#)

KING STREET, MELKSHAM, SN12 6HE

Proposed 3 No new terraced dwellings

Consultation Deadline: 07/07/2022

8. Planning Decisions

To note the following planning decisions:

[PL/2022/03690](#)

37 SARUM AVENUE, MELKSHAM, SN12 6BN

Single storey flat roof rear extension & single storey front lounge and porch extension.

Decision: Approve with conditions

MTC Response: No objection

[PL/2022/03140](#)

MELKSHAM COMMUNITY CAMPUS , MARKET PLACE, MELKSHAM, SN12 6ES

Proposal: External non-illuminated advertisements - including main building sign, car park signs and totem sign.

Decision: Approve with conditions

MTC Response: No objection

[PL/2022/01113](#)

99 PRIMROSE DRIVE, MELKSHAM, SN12 6GD

Second storey extension to provide an extra bedroom

MTC Response: No objection

Decision: Approve with conditions

9. Local Highways and Footpath Improvement Group (LHFIG) Issues

9.1 Lighting the Pathway Between St Michael's Road and Hazelwood Road

To note the outcome of the LHFIG Group meeting held on 19 May 2022, where LHFIG agreed to fund 50% of the cost, estimated at £4,000, to cover the installation of one lighting Column located at the approximate midpoint of the footway link.

Members are requested to approve funding of £2,000 for Melksham Town Council's share of the costs for one lighting column.

10. Northacre Briefing 16 (Pages 11 - 12)

To receive the Environment Agency Briefing 16: Northacre Renewable Energy Ltd (see attached).

11. Sparkle Team and Parish Steward

To consider jobs to be undertaken by the Sparkle Team and Parish Steward.

Melksham Town Council

Minutes of the Economic Development and Planning Committee meeting held on Monday 6th June 2022

PRESENT: Councillor G Ellis (Chair)

Councillor P Alford
Councillor P Aves
Councillor S Crundell
Councillor J Oatley
Councillor S Rabey

IN ATTENDANCE: Councillor M Harris, Melksham Without Parish Council

OFFICERS:	Patsy Clover	Deputy Town Clerk
	Christine Hunter	Committee Clerk

PUBLIC PARTICIPATION: Two members of the press were present and two members of the public were present virtually.

244/22 Apologies

Apologies were received from Councillor Goodhind who was substituted by Councillor Alford.

245/22 Declarations of Interest

There were no declarations of interest.

246/22 Minutes

The minutes of 9 May 2022 having previously been circulated, were approved as a correct record and signed by the Chair, Councillor Ellis.

247/22 Neighbourhood Plan

Councillors Aves, Ellis and Rabey reported on the Neighbourhood Plan Heritage, Housing, Town Centre Master Plan, and Canal task group meetings confirming they were well attended, informative and reviewed the works required to move forward. Councillor Ellis confirmed that changes to planning laws for town centres would affect town centre shops changing to residential or other uses, but that a town centre plan could be written into the Neighbourhood Plan.

248/22 Planning Applications

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

[PL/2022/03140](#)

Advertisement Consent
MELKSHAM COMMUNITY CAMPUS , MARKET PLACE, SN12 6ES
Proposal: External non-illuminated advertisements - including main building sign, car park signs and totem sign.
Consultation deadline: 02-06-2022 (an extension to the Consultation deadline has been requested)

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

UNANIMOUSLY RESOLVED to support the application

[PL/2022/03626](#)

46 FOREST ROAD, MELKSHAM, SN12 7AB
Proposed two bedroom dwelling with associated parking and works, adjacent to No.46 Forest Road, Melksham.
Consultation deadline: 09-06-2022

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

UNANIMOUSLY RESOLVED to support the application with the recommendation to increase the size of the rear garden and make the rear driveway smaller, in line with the Town Council's ethos of promoting green spaces for health and wellbeing.

[PL/2022/03690](#)

37 SARUM AVENUE, MELKSHAM, SN12 6BN
Single storey flat roof rear extension & single storey front lounge and porch extension.
Consultation deadline: 09-06-2022

It was proposed by Councillor Aves, seconded by Councillor S Crundell and

UNANIMOUSLY RESOLVED to support the application

[PL/2022/03954](#)

Notification of proposed works to trees in a conservation area
1 BATH ROAD, MELKSHAM, SN12 6LL
S1 - PYRACANTHA - FELL T1- HAZEL COMMON - FELL The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.
Consultation deadline: 20-06-2022

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

UNANIMOUSLY RESOLVED to support the application

[PL/2022/03922](#)

6 REDWING ROAD, MELKSHAM, SN12 7GB

Install PVCu replica roof extension

Consultation deadline: 20-06-2022

It was proposed by Councillor S Crundell, seconded by Councillor Aves and

UNANIMOUSLY RESOLVED to support the application

[PL/2022/03958](#)

ALDI BEANACRE, ROAD, MELKSHAM, SN12 8RP

Variation of condition 1 on 20/01857/VAR to allow extended delivery hours on Sundays and Bank Holidays between 09.00 and 18.00.

Consultation deadline: 24-06-2022

It was proposed by Councillor Rabey, seconded by Councillor S Crundell and

UNANIMOUSLY RESOLVED to **Object** to the application due to noise nuisance and the close proximity to residential dwellings.

[PL/2022/02903](#)

OLD STABLE HOUSE, 12A HIGH STREET, MELKSHAM, SN12 6JU

Permanent change of use of 2 buildings from use class E (commercial, business and service) to class C3 (dwelling houses). Construction of ground floor rear extension to one building (building A) to form kitchen. Replacement of all windows and external doors on all 3 buildings with UPVC double glazed units. Internal works to all 3 buildings including new or reconfigured staircases, new kitchen and bathroom facilities. Installation of external air source heat pumps to all 3 buildings.

Consultation deadline: 01-07-2022

It was proposed by Councillor S Crundell, seconded by Councillor Rabey and

UNANIMOUSLY RESOLVED to support the application subject to Wiltshire Council highways approval.

[PL/2022/03984](#)

FORMER LABOUR CLUB, 3 LOWBOURNE, MELKSHAM, SN12 7DZ

Demolition in a conservation area.

Demolition of former Labour Club, as approved under planning reference 13/07076/FUL

Consultation deadline: 01-07-2022

It was proposed by Councillor S Crundell, seconded by Councillor Rabey and

UNANIMOUSLY RESOLVED to support the application with the recommendation that the demolition takes place weekdays between 9.00 am to 5.00 pm and not at the weekends. An environmental impact assessment is requested. The Town Council noted with regret the demolition of a historically significant building.

It was proposed by Councillor Oatley, seconded by Councillor S Crundell to suspend Standing Orders.

Councillor Harris of Melksham Without Parish Council (MWPC) offered to answer questions from the Committee and explained that MWPC had objected to Planning Application PL/2021/05391.

Standing Orders were re-instated.

[PL/2021/05391](#)

LAND TO THE WEST OF THE A350 (BEANACRE ROAD) NORTH OF DUNCH LANE, MELKSHAM (REVISED PLANS)

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.

It was proposed by Councillor Rabey, seconded by Councillor Crundell and

UNANIMOUSLY RESOLVED to **Object** to the amendments the on the following grounds:

- the Town Council's original objections to the application still stood.
- the Town Council fully supported all the objections raised by Melksham Without Parish Council.
- the Town Council emphasises that the proposed development site had been considered unsuitable for development and had not been adopted by the Joint Melksham Neighbourhood Plan and would not be adopted or considered suitable for future Neighbourhood Plans.
- the issues around drainage had not been addressed.

- the amendments did not include an additional access point to the development site.
- there is no footpath to the station and residents would be required to use a very narrow and dangerous footpath along the A350.
- the nearest local schools are a considerable distance from the development which would be against the Wiltshire Council core policy for sustainable transport.
- bio-diversity had not been considered
- the site's location would mean the coalescence of Melksham with the village of Beanacre which is not considered desirable.
- the unnecessary removal of established trees.

249/22 Planning Decisions

Members noted the following planning decisions:

<u>PL/2022/01227</u>	<p>Advertisement Consent MELKSHAM HUB, STATION APPROACH, MELKSHAM SN12 8BN Proposed wayfinding sign Decision: Approve MTC Response: No objection</p>
<u>PL/2022/01280</u>	<p>5 ST ANDREWS ROAD, MELKSHAM, SN12 7DB Single storey front porch extension to provide a down stairs bathroom Decision: Approve with Conditions MTC Response: No objection</p>
<u>PL/2022/01874</u>	<p>19 WOODSTOCK GARDENS, MELKSHAM, SN12 6AN Proposed Single Storey Extension Decision: Approve with Conditions MTC Response: No objection</p>
<u>PL/2022/02396</u>	<p>43 LITTLEJOHN AVENUE, MELKSHAM, SN12 7AW Construct a single storey domestic, wooden garage. replaces existing extant permission for a similar building in the same location. Decision: Approve with Conditions MTC Response: No objection</p>
<u>PL/2022/02117</u>	<p>54 SANDRIDGE ROAD, MELKSHAM, SN12 7BP Proposed Single Storey Extensions & Alterations Decision: Approve with Conditions MTC Response: No objection</p>

<u>PL/2022/01483</u>	<p>LAND AT 14 SHERWOOD AVENUE, MELKSHAM, SN12 7HJ</p> <p>Proposed single storey 2 bedroom bungalow</p> <p>Decision: Withdrawn by Applicant</p> <p>MTC Response: No objection</p>
<u>PL/2021/06702</u>	<p>FOREST AND SANDRIDGE C OF E VOLUNTARY AIDED PRIMARY SCHOOL, CRANESBILL ROAD, MELKSHAM SN12 7GN</p> <p>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.</p> <p>Decision: Approve with Conditions</p> <p>MTC Response: Object</p>
<u>PL/2022/02398</u>	<p>376 LONGLEAZE LANE, MELKSHAM, SN12 6QJ</p> <p>Single storey rear/side extension and porch</p> <p>Decision: Approve with conditions</p> <p>MTC Response: No objection</p>
<u>PL/2022/02592</u>	<p>156 SKYLARK ROAD, MELKSHAM, SN12 6FQ</p> <p>Proposed single storey rear extension</p> <p>Decision: Approve with conditions</p> <p>MTC Response: No objection</p>
<u>PL/2022/02630</u>	<p>49 UNION STREET, MELKSHAM, SN12 7PR</p> <p>Proposal: Change of use from F1 church activities to C3 residential dwelling</p> <p>Decision: Approve with conditions</p> <p>MTC Response: No objection</p>
<u>PL/2021/11763</u>	<p>Shurnhold Farmhouse, Shurnhold, Melksham, SN12 8DF</p> <p>Conversion of outbuilding to use as holiday let and air bnb.</p> <p>Decision: Approve with condition</p> <p>MTC Response: No objection- with condition that the application is in line with Policy 4, and 2 Neighbourhood Plan.</p>
<u>PL/2022/00270</u>	<p>Works to a Listed Building</p> <p>Shurnhold Farmhouse, Shurnhold, Melksham, SN12 8DF</p> <p>Conversion of outbuilding to use as holiday let and air bnb.</p> <p>Decision: Approve with conditions</p> <p>MTC Response: No objection (See above)</p>

Members noted the Wiltshire Council Planning Appeal decision for ref PL/2021/06935 - 30 St Michael's Close Melksham SN12 6HN.

Councillor Alford reported that the recent appeal against the planning decision for a development at Townsend Farm had been upheld, which went against the Neighbourhood Plan. Councillor Rabey stated that the decision affects all Neighbourhood Plans nationally.

251/22 Local Highways and Footpath Improvement Group (LHFIG) issues

251/22.1 Chapel Close Melksham Site Visit Suggestions

The recommendations from the Wiltshire Council's Highways officer were received. Members discussed in depth the suggestions and noted that the committee had considered the application twice. The committee felt that the introduction of more yellow lines would not be appropriate as residents needed somewhere to park. It was agreed to consider the request with the other recommendations for the introduction of a 20 mph speed limit (see minute 253/22).

251/22.2 Maple Close/Sandridge Road

Members considered the two requests for funding to work to widen the footway in Maple Close/Sandridge Road and to cover legal costs of the resident who donated the land, in conjunction with Wiltshire Council.

The Deputy Town Clerk confirmed that recently received revised figures show that the Town Council's share was £10,000 not £6,500. Although the Town Clerk understood that the resident would commit £4,000 towards the project, the resident would prefer to spend £3,000 and only up to £4,000 if necessary.

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

UNANIMOUSLY RESOLVED to support funding up to £10,000, to be met by Melksham Town Council and the resident, with the Town Council funding being taken from the LHFIG budget. If the budget is exceeded approval would be sought for additional funding from Full Council.

252/22.1 Outcome from the Local Highways and Footpath Improvement Group (LHFIG) Meeting held on 19 May 2022

Members noted the responses to the Highways Improvement Notices reviewed by LHFIG on 19 May 2022. It was agreed to await the outcome of the report for the reinstatement of sound to the

Church Street/ High Street traffic lights, and until the works commence on the driveway of 2 Queensway before re-considering the request.

253/22 Traffic Survey Results

The results of the Traffic Survey for Old Broughton Road were noted with no further action required. Councillor Rabey stated she was unhappy with the location of the metro count which did not give an accurate record of traffic speed.

254/22 20 m.p.h. Speed Limit Restrictions

Members discussed in depth the streets proposed for the introduction of a 20-mph speed limit including the age of residents, current signage, costs, whether the roads were residential or not were all factors considered. It was agreed that the next stage after identification would be to go to public consultation with the residents of the streets identified as suitable for a 20-mph speed limit.

It was proposed by Councillor Ellis, seconded by Councillor Alford and

UNANIMOUSLY RESOLVED to delegate the production of a survey for the streets listed below to officers to obtain resident's views on the introduction of a 20-mph speed limit. The surveys would be hand delivered by Councillors. A 50% response rate would be required and the consultation should last for at least one month:

- Church Lane
- Churchill Avenue and Offshoot streets
- Hazelwood Road and Offshoot streets
- Snarlton Lane
- Savernake Avenue and offshoot streets
- Queensway
- Union Street

Councillor Ellis Suspended Standing Orders.

Joe McCann of the Melksham Independent News suggested including the survey with the local papers being delivered.

Councillor Ellis reinstated Standing Orders.

255/22 Melksham Community Campus Car Park

The County of Wiltshire (Western Wiltshire) (Off Street Parking Places) Order 2018 (Amendment No 1) Order 2022 was received.

Councillor Alford explained that the traffic order must be in place to enforce the parking in the Campus car park. Wiltshire Council were concerned that people using a free car park in the town would have a detrimental effect on the revenue from other car parks, and campus users would be unable to park, thereby triggering the introduction of parking charges at the Campus. Councillor Ellis asked whether an assurance would be given that this would happen? Councillor Alford stressed that providing members of the public did not abuse the free car parking, charges at the Campus should not be an issue.

It was proposed by Councillor Ellis, seconded by Councillor Alford and

UNANIMOUSLY RESOLVED that the Town Council accepted the car parking charges on the Order and would look to the Campus operations team to ensure that free parking was available for Campus users, notwithstanding the stronger powers of the Order.

Councillor Alford left the meeting at 20.58.

256/22 Vision for Melksham Town Centre

Councillor Ellis suggested that the discussion would be an opportunity to consider strategically how to take economic development and planning for Melksham forward with a new Town Plan. He explained that the previous Town Plan required updating.

Councillor Oatley suggested that the Committee should look at more strategic economic development of businesses within Melksham.

The Deputy Town Clerk suggested a separate meeting be arranged to discuss this as a single agenda item.

It was proposed by Councillor S Crundell, seconded by Councillor Rabey and

UNANIMOUSLY RESOLVED to defer the item for discussion until the Town Clerk returned to obtain her feedback from Melksham Without Parish Council regarding part funding of the Priority for People project.

257/22 Strategic Discussion

Councillor Ellis stated that much of the work undertaken by the Committee over the last year had been reactive rather than proactive. He asked whether the Committee should be producing a strategy which, together with the new Town Plan, would support the Joint Melksham Neighbourhood Plan (NHP) and encourage input from members of the public.

Councillor S Crundell suggested that the strategy should include elements that will be covered in the next Neighbourhood Plan, i.e. National Design Codes.

258/22 Northacre Briefing 15

The Environment Agency Briefing 15: Northacre Renewable Energy Ltd was noted.

259/22 Sparkle Team and Parish Steward

The following works were asked to be added to the Sparkle Team/Parish Steward Work Schedules for June:

- Strattons Walk -weed removal
- Lowbourn – weed removal on pavements and between the pavement and the road, and remove dead leaves.
- Eastern Way Roundabout - removal of weeds between the bricks on the Roundabout.
- Old Broughton Road (near Lidl) removal of weeds from pavements and litter picking.

Meeting Closed at: 9.10 pm

Signed:

Dated:

Briefing 16: Northacre Renewable Energy Ltd

Permit Number: EPR/CP3803LV/A001

15 June 2022

Summary

- Thank you again for submitting your comments to the second consultation on the permit application for Northacre Renewable Energy Ltd (NREL) to operate an energy from waste incinerator in Westbury.
- We have decided to grant the permit application to Northacre Renewable Energy Ltd.

Our decision

We have decided to grant this permit to Northacre Renewable Energy Ltd. We understand that you may be disappointed with this result and want to reassure you that the permit will ensure that robust levels of environmental protection are met. Our decision process is objective and based on NREL demonstrating that they have met, and will continue to meet, expected mandatory conditions as outlined in the permit. Environmental law sets out these conditions, and as a regulator we are obliged to issue the permit if we can find no reason that the operator would not be able to comply.

We are aware of the ongoing review and consideration of the planning application for the site with Wiltshire Council. We would like to reiterate that the planning process and permitting process are separate and neither one depends on the other. We can issue a permit without planning approval and planning approval can be issued without a permit decision. However, NREL cannot start operating before both have been granted.

The decision document explains in more detail how we have reached this decision. It also identifies the concerns raised in comments during our public consultation and how we have addressed these. You can view the decision document and permit here: <https://bit.ly/3Ht4ZDW>

What happens next?

We have issued NREL with their permit, which they will have to comply with if they begin operating. You may have seen that they have already begun building work on their site; they are allowed to do this under their planning permission, but they would not have been allowed to operate until we had granted the permit.

How can I get further information?

If you would like to contact us with any general comments or enquiries, please email us at WessexEnquiries@environment-agency.gov.uk.

Please call **0800 80 70 60** if you need to report an incident.

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