

Melksham Town Council

Minutes of the Economic Development and Planning Committee meeting held on Monday 11th July 2022

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

OFFICERS: Patsy Clover Deputy Town Clerk
Christine Hunter Committee Clerk

PUBLIC PARTICIPATION: One members of the public was present virtually.

270/22 Apologies

No apologies were received.

271/22 Declarations of Interest

There were no declarations of interest.

272/22 Minutes

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

UNANIMOUSLY RESOLVED that the minutes of 6 June 2022 and 27 June 2022 having previously been circulated, were approved as a correct record and signed by the Chair, Councillor Ellis.

273/22 Planning Applications

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

[PL/2022/04971](#)

1 THORNLEIGH, SPA ROAD, MELKSHAM, SN12 7NW

* Conifers on the right boundary. Trim / cut the top growths level with the trimmed side and trim the lawn side. * Rear boundary over the stone wall. Cut back the overhanging material to the back of the wall, as high as we can practicably reach from our tallest steps (approximately 1.0m above the gutter level).. * Dead Rowan at the front. Fell to near ground level.. The above was agreed when Nick Organ, Tech Cert (ArborA), TechArborA

went to site and discussed required works with the scheme manager.

Consultation Deadline: 22/07/2022

Councillor Ellis read out the tree warden's report, and the Town Mayor, Councillor S Crundell, thanked officers for obtaining the tree warden's reports.

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

UNANIMOUSLY RESOLVED to support the application with the recommendation that the conifer trees are lowered to the height of the existing old growth and trimmed back over the lawn in the Autumn, after the birds have finished nesting and that the dead Rowan tree at the front be felled to ground level.

[PL/2022/04946](#)

15 QUEENSWAY, MELKSHAM, SN12 7JZ
Single storey front extension.

Consultation Deadline: 26/07/2022

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

UNANIMOUSLY RESOLVED to support the application.

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

[PL/2022/04904](#)

3A OAK HATCH, PLACE ROAD, MELKSHAM, SN12 6JN
T1 – Section fell Magnolia tree to aid nearby shrubs and to reduce risk to wall.

Consultation Deadline: 22/07/2022

Councillor Ellis read the tree warden's report.

Councillor Rabey suggested the as the tree was perfectly healthy it could be coppiced or crown lifted, rather than being completely removed.

It was proposed by Councillor Rabey seconded by Councillor Goodhind and

UNANIMOUSLY RESOLVED to object to the planning application to fell the tree but to recommend that the crown of the tree be lifted in the Autumn after the birds have finished nesting

[PL/2022/04516](#)

PLOT ADJACENT 2 PEMBROKE ROAD, MELKSHAM, SN12 7NA

Erection of pair of single bedroom houses with off-street parking.

Consultation Deadline: 21/07/2022

Councillor Ellis explained that two years ago this application had been refused by Wiltshire Council due to overdevelopment of the site.

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

UNANIMOUSLY RESOLVED to object to the planning application noting that whilst the Council would normally support this type of housing, the application received was against Policy 2 (lack of E.V. charging points) and Policy 14 (lack of green space) of the Joint Melksham Neighbourhood Plan. The application would be over develop the site and overlooked the neighbour's garden.

274/22 Planning Decisions

The following planning decisions were noted:

[PL/2022/02877](#)

8 SANDRIDGE ROAD, MELKSHAM SN12 7BG

Internal and external alterations to existing dwelling, to include replacing existing rear conservatory with new rear extension, suspended decking area and minor layout changes to create wheelchair access between downstairs rooms.

Decision: Approve with conditions

MTC Response: No objection

[PL/2022/01259](#)

35 AWDRY AVENUE, MELKSHAM, SN12 7AG

Conversion of existing two storey extension into a three-bedroom house with front & rear gardens and parking area. Minor alterations internally including changing an existing window into a front door and introducing a staircase. With access to the rear gardens using a pathway shared by both properties.

Decision: Approve with conditions

MTC Response: No objection

[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.

Decision: Approve with conditions

MTC Response: No objection

[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.

Decision: Approve with conditions

MTC Response: Objection

It was proposed by Councillor Rabey seconded by Councillor Cook and

UNANIMOUSLY RESOLVED to record in the minutes that the Town Council had expressed their strong objection to the approval of the planning application primarily on safety grounds and remained concerned that their objections had been overruled.

[PL/2022/03922](#)

6 REDWING ROAD, MELKSHAM, SN12 7GB

Install PVCu replica roof extension

Decision: Approve with conditions

MTC Response: No objection

[PL/2022/03689](#)

14 CORFE ROAD, MELKSHAM, SN12 6BQ

Proposal to render external walls in white, including the garage and first floor extension approved under PL/2021/10296.

Decision: Refuse

MTC Response: None

Councillor Ellis explained that a response had been received from the Planning department at Wiltshire Council stating that as the application related to a Lawful Development Certificate there was no obligation to consult with third parties.

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

UNANIMOUSLY RESOLVED to instruct the Deputy Town Clerk to write to the Wiltshire Council Planning Officer stating that whilst it is recognised that there is no obligation to consult, it would be good practice to consult with the Town Council in future as a matter of routine, as this would ensure better support by the public.

275/22 Local Highways and Footpath Improvement Group (LHFIG) Issues

The notes of the LHFIG meeting held on 19 May 2022 were received.

Councillor Ellis confirmed that although the LHFIG had increased its financing and coverage the Town Council's budget remained the same. This year has been an

exceptional year for applications due to Sandridge Road, and the Council should consider an increase to the LHFIG budget in 2022/2023.

The Town Mayor, Councillor S Crundell, stated that as the Council had to provide 50% match funding the Committee should be making the case for a larger budget for LHFIG expenditure.

Councillor Goodhind asked the request to LHFIG to re-introduce the audible crossing signals in the High Street was progressing as the lack of audible an audible warning was concerning. The Deputy Town Clerk explained that Wiltshire Council Highways have instructed their signals consultant to investigate and provide a progress report to the next LHFIG meeting. The Deputy Town Clerk agreed to contact Mark Stansby of Wiltshire Council Highways Department to obtain an update.

276/22 Sparkle Team and Parish Steward

Councillors Aves, Goodhind and the Town Mayor, Councillor S Crundell, requested the following jobs to be undertaken by the Sparkle Team and Parish Steward:

- Montague Place – removal of weeds between the pavement and the road.
- Roundabouts on Eastern Way – removal of weeds which are loosening brick works on the roundabouts.
- Roundabouts in Melksham – sweep road near roundabouts and at the triangles at the roundabouts.
- Murray Walk – general road sweep to be added to a future works schedule.

It was also agreed that the following members would provide number of the following properties to the Deputy Town Clerk who would write to residents requesting that they cut back of their hedges:

- Councillor Rabey – property on the footpath from the Church Street car park.
- Councillor Cooke – the house on the end of Hazelwood Road to Hornbeam.

277/22 Neighbourhood Plan

Councillor Aves reported that the Task Groups had met on more than one occasion and were making good progress.

Councillor Cook reported that it had been agreed to defer the appointment of a Chair until the next Neighbourhood Plan Steering Group meeting in September.

Councillor Ellis updated members on work that had been undertaken by the By-Pass, Canal, Heritage and Green Space Task Groups.

The Deputy Town Clerk confirmed that following approval of grant funding the AECOM work can continue.

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

UNANIMOUSLY RESOLVED to thank officers for their hard work and the Deputy Town Clerk for her hard work in applying for funding.

Meeting Closed at: 8.00 pm

Signed:

Dated: