

Melksham Town Council

Minutes of the Economic Development and Planning Committee meeting held on Monday 8th August 2022

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

OFFICERS: Linda Roberts Town Clerk
Christine Hunter Committee Clerk

PUBLIC PARTICIPATION: No member of the press were present.

278/22 Apologies

Apologies were received from Councillor Rabey.

279/22 Declarations of Interest

There were no declarations of interest.

280/22 Minutes

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

UNANIMOUSLY RESOLVED that the minutes of 11 July 2022 having previously been circulated, were approved as a correct record and signed by the Chair, Councillor Ellis.

281/22 Planning Applications

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

[PL/2022/05005](#) UNIT 1, CHALLEYMEAD BUSINESS PARK, BRADFORD ROAD,
MELKSHAM, SN12 8BU
Insertion of rollers shutter in elevation.
Consultation deadline: 05/08/2022 (an extension to the
Consultation deadline has been requested)

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

UNANIMOUSLY RESOLVED to support the application.

[PL/2022/04826](#)

22 CORNFLOWER WAY, MELKSHAM, SN12 7SW

Extension to an existing drop kerb to allow an extra car to be parked off road.

Consultation deadline: 09/08/2022

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

UNANIMOUSLY RESOLVED to support the application whilst noting the comments made by the Wiltshire Council Highways team.

[PL/2022/00234](#)

2 SHERWOOD WALK, MELKSHAM SN12 7HR

Removal of existing lean to conservatory and construction of garden room extension in replacement.

Consultation deadline: 10/08/2022

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

UNANIMOUSLY RESOLVED to support the application.

[PL/2022/05097](#)

1 THORNBANK, MELKSHAM SN12 6JQ

Variation of condition 2 of PL/2021/08810 - Proposed increase in area of grass removed to allow for 6 no parking spaces rather than 3 no parking spaces and to show use of porous tarmac to improve drainage.

Consultation deadline: 12/08/2022

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

UNANIMOUSLY RESOLVED to support the application.

[PL/2022/05077](#)

8 BATH ROAD, MELKSHAM SN12 6LP

Notification for Prior Approval under Class MA – Proposed Conversion of Offices to Residential to Form one dwelling.

Consultation deadline: 18/08/2022

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

UNANIMOUSLY RESOLVED to support the application.

[PL/2022/05376](#)

37 SARUM AVENUE, MELKSHAM, SN12 6BN

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

Consultation deadline: 22/08/2022

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

UNANIMOUSLY RESOLVED to support the application.

[PL/2022/05564](#)

34 GOLDFINCH ROAD, MELKSHAM, SN12 7FL

Garage conversion with 2no Velux roof lights and new bi-fold doors.

Consultation deadline: 24/08/2022

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

UNANIMOUSLY RESOLVED to support the application on the condition that the garage conversion is not intended to become a separate residential dwelling in the future.

[PL/2022/05597](#)

ADVERTISEMENT CONSENT - UNIT 2, CHALLEYMEAD BUSINESS PARK, BRADFORD ROAD, MELKSHAM, SN12 8BU

High level signs to front, rear and both side elevations.

Consultation deadline: 26/08/2022

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

UNANIMOUSLY RESOLVED to support the application.

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

[PL/2022/05031](#)

MELKSHAM COMMUNITY CAMPUS, MELKSHAM SN12 6ES

Discharge of condition 19 of PL/2021/10087.

Consultation deadline: 27/07/2022 (an extension to the Consultation deadline has been requested)

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

UNANIMOUSLY RESOLVED to object to the application as there was insufficient information provided and to ask for a timeline of the art project which clearly identifies the commencement and completion and to request more detail of the artwork design.

[PL/2022/05081](#)

14 CORFE ROAD, MELKSHAM SN12 6BQ

Change of material from brick to render for both the existing dwelling and extension as granted under planning reference: PL/2021/10296.

Consultation deadline: 04/08/2022 (an extension to the Consultation deadline has been requested)

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

UNANIMOUSLY RESOLVED to object to the application due to the proposed render not being in keeping with the other houses within the street. The Council noted that all property extensions previously approved by Wiltshire Council had been of brick construction. Members felt that a render finish would be detrimental to the street scene and not be in keeping with the surrounding properties.

[PL/2022/04969](#)

8-12 LOWBORNE ROAD, MELKSHAM, Wiltshire, SN12 7DZ
Change of use from E Class retail (ground-floor) and C3 residential (first and second-floors) to C3 residential (5 no. apartments) and proposed alterations and extension required to facilitate the change of use.

Consultation deadline: 05/08/2022 (an extension to the Consultation deadline has been requested).

The Town Clerk stated that as part of the Neighbourhood Plan the Town Council would need to look at the town centre overall as an area to live, shop and socialise and not only as a retail area.

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

UNANIMOUSLY RESOLVED to object to the application due to over development of the site and lack of parking.

282/22 Planning Decisions

Members noted the following planning decisions:

[PL/2022/03954](#)

Proposed Works to Trees in a Conservation Area
1 BATH ROAD, MELKSHAM, SN12 6LL Proposal: 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.

Decision: No Objection

MTC Response: No Objection

[PL/2022/02903](#)

OLD STABLE HOUSE 12A HIGH STREET MELKSHAM SN12 6JU
Proposal: Permanent change of use of 2 buildings from use class

E (commercial, business and service) to class C3 (dwellinghouses). 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.

Decision: Approve with Conditions

MTC Response: No Objection

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.

Decision: Approve with Conditions

MTC Response: Object

PL/2022/03958

ALDI BEANACRE ROAD, SN12 8RP

Variation of condition 1 on 20/08157/VAR to allow extended delivery hours on Sundays and Bank Holidays to be between 09:00 and 18:00.

Decision: Approve with Conditions

MTC Response: Object

Members felt that the planning conditions regarding noise would be broken whenever lorries backed into the site to deliver goods. The Town Clerk responded to a question about challenging breaches in planning conditions advised that in that case a report would be made to the Enforcement Team.

PL/2022/04244

5 CHURCHILL AVENUE, MELKSHAM, SN12 7JL

Single storey extension to form porch and toilet.

Decision: Approve with Conditions

MTC Response: No Objection

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.

Decision: No Objection

MTC Response: Object

Members noted that the Town Council did not object to the planning application.

PL/2022/01218

3 TAMAR ROAD, MELKSHAM, SN12 8AZ
Annexe and Garage extension.

Decision: Approve with Conditions

MTC Response: No Objection

PL/2022/03922

6 REDWING ROAD, MELKSHAM, SN12 7GB
Install PVCu replica roof extension

Decision: Approve with Conditions

MTC Response: No Objection

283/22 Local Highways and Footpath Improvement Group (LHFIG)

The response from the Wiltshire Council Senior Traffic Engineer was noted.

284/22 Sparkle Team and Parish Steward

Councillor Aves asked for the removal of dead weeds on pavements throughout the town centre. She suggested asking the litter picking crew to weed pavements and that members of the public be asked on social media to clear weeds outside their property.

The Town Mayor, Councillor S Crundell, again requested the roundabout weeding and repairs on the A350 roundabouts and that the hedges be cut on Lowbourn car park where they are encroaching over the parking spaces. The Committee Clerk was asked to check with the Parish Steward and Sparkle team whether these tasks were within their remit and confirm the responses to the Town Clerk.

Councillor Goodhind suggested it would be useful if residents were made aware of impending visits by the road sweeper in order that cars could be moved prior to the visit.

Meeting Closed at: 8.30 pm

Signed:

Dated: