

## **Melksham Town Council**

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

**PRESENT:** Councillor G Ellis (Chair)

Councillor P Aves  
Councillor S Crundell  
Councillor C Goodhind  
Councillor J Oatley  
Councillor S Rabey

**IN ATTENDANCE:** Councillor C Houghton  
Councillor J Hubbard  
Councillor S Mortimer  
Councillor T Price

M Sankey – Wiltshire Councillor

<b>OFFICERS:</b>	Linda Roberts	Town Clerk
	Christine Hunter	Committee Clerk

**PUBLIC PARTICIPATION:** There were five members of the public present in the Town Hall and one member of the press on Zoom.

Wiltshire Councillor, Mike Sankey, requested a public update on the East of Melksham Community Hall; he also advised that he was interested in an item on the LHFIF briefing. The Chair agreed that he would permit Councillor Sankey to speak when this item was discussed.

The Chair addressed the remaining members of the public and enquired whether they would like to speak. They advised that they were interested in planning application PL/2022/06749. The Chair suggested that they may like to speak prior to this item and would suspend Standing Orders in order to allow them to speak.

#### **298/22 Apologies**

Apologies were received from Councillor Cooke.

#### **299/22 Declarations of Interest**

Councillor Goodhind declared an interest in planning application 06595 as it was his neighbour. Councillor Rabey declared an interest in application 06221 as the owner was a customer of her employer.

### 300/22 Minutes

The minutes of 30 August 2022, having previously been circulated, were approved as a correct record and signed by the Chair, Councillor Ellis.

### 301/22 Planning Applications

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

**UNANIMOUSLY RESOLVED** to suspend Standing Orders to allow for public participation.

PL/2022/06749:

Mrs Thomas, who lives directly opposite the proposed development, gave her objections as follows:

1. Access to the proposed garage for the new build would be over Wiltshire Council owned land which is currently available for all to park on
2. No access to the garden is indicated on the plan
3. Two sub-stations are shown on the plan, there is only one
4. The land highlighted on the plans as a turning area belongs to Mr & Mrs Wiltshire.
5. There is a shortage of car parking spaces, so parking is a concern and at times causes an obstruction for emergency vehicles.

Mr Holmes objected to the application due to lack of vehicular access to the proposed bungalow and no on-site parking which would add to the already overcrowded parking.

Ms Chris Wiltshire, a resident of Epping Walk, stated that there is already a problem with a lack of available parking and because people park in the designated turning area delivery vehicles use her drive to turn around in. The new bungalow would increase parking in the road.

Standing Orders were re-instated

[PL/2022/06749](#)

14 SHERWOOD AVENUE, MELKSHAM, SN12 7HJ

Proposed detached 2-bedroom bungalow.

**Consultation Deadline: 11/10/2022**

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

**UNANIMOUSLY RESOLVED** to object on the grounds of

- over development of the site.
- inadequate parking – there will be no allocated parking for the existing property once the development has taken place,

car parking spaces will be lost and cars will be forced to park on the pavement

- inadequate vehicular access
- vehicular parking proposed is only accessible over land not owned by the applicant.
- lack of Electric Vehicle charging points

It was agreed that Councillor Oatley would be asked to call-in the application at Wiltshire Council and that consideration be given to the Local Plan/Core Strategy regarding infill development.

The Chair then advised that he would take agenda item 7.2 next – Crossing Snarlton Lane from Nightingale Close, the item which Wiltshire Councillor Mike Sankey had submitted for recommendation to Wiltshire Council's Local Highways and Footways Improvement Group (LHFIG).

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

**UNANIMOUSLY RESOLVED** to suspend Standing Orders to allow public participation.

Wiltshire Councillor, Mike Sankey, confirmed that the Wiltshire Council Highways Officer had suggested the installation of a different coloured crossing surface. He would like the works on the crossing to be carried out before the extension works on Forest and Sandridge School are completed. The proposed works would require Snarlton Lane to be closed for four hours.

The Town Clerk confirmed that the cost to the Town Council for the crossing work would be £1,250.

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

**UNANIMOUSLY RESOLVED** to approve the application requesting the installation of a coloured crossing surface at the Snarlton Lane crossing, be recommended to the LHFIG, noting that there would be a £1,250 contribution from the Town Council.

The meeting then reverted to the agenda items in the agenda order.

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

[PL/2022/05692](#)

32 HIGH STREET, MELKSHAM, SN12 6LD

Prior Notification under Class G for the proposed change of use of the building (previously a bank) to a professional artist's workshop (ground floor) and a one-bedroom apartment (first floor). This will be a mixed use live/work development.

**Consultation Deadline: 23/09/2022**

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

**UNANIMOUSLY RESOLVED** to support the application

[PL/2022/06527](#)

64 KENILWORTH GARDENS, MELKSHAM, SN12 6AP  
Proposed single storey front and rear extensions plus a two storey side extension to a dwelling  
**Consultation Deadline: 28/09/2022**

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

**UNANIMOUSLY RESOLVED** to support the application

[PL/2022/06704](#)

42 BARNWELL ROAD, MELKSHAM, SN12 7DG  
Proposed single storey rear extension.  
**Consultation Deadline: 28/09/2022**

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

**UNANIMOUSLY RESOLVED** to support the application

[PL/2022/06333](#)

15-17 CHURCH STREET, MELKSHAM, SN12 6ES  
Modification of rear louvre grille to allow for a new extraction system for (pizza oven business) – part retrospective.  
**Consultation Deadline: 30/09/2022**

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

**UNANIMOUSLY RESOLVED** to support the application

[PL/2022/06444](#)

39 LOWBOURNE, MELKSHAM, SN12 7ED  
Proposed external staircase to separate existing flat above the Osteopathy Clinic and removal of internal stairs.  
**Consultation Deadline: 30/09/2022**

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

**UNANIMOUSLY RESOLVED** to support the application

[PL/2022/06706](#)

25 TRENT CRESCENT, MELKSHAM, SN12 8BG  
Proposed single storey rear extension.  
**Consultation Deadline: 03/10/2022**

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

**UNANIMOUSLY RESOLVED** to support the application

[PL/2022/06033](#)

30 BANK STREET, MELKSHAM, SN12 6LX  
Two storey rear extension with internal alterations.  
**Consultation Deadline: 04/10/2022**

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

**UNANIMOUSLY RESOLVED** to support the application

[PL/2022/06879](#)

CASA LONGA, WATSONS COURT, MELKSHAM, SN12 7JX  
Proposed single storey rear extension.  
**Consultation Deadline: 05/10/2022**

The Town Mayor, Councillor S Crundell, declared an interest in this planning application as a member of the Methodist Church.

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

**RESOLVED** to support the application

[PL/2022/07063](#)

5 ASH GROVE, MELKSHAM, SN12 6HZ  
Single storey side extension.  
**Consultation Deadline: 18/10/2022**

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

**UNANIMOUSLY RESOLVED** to support the application

[PL/2022/07225](#)

16 ST MARGARETS GARDENS, MELKSHAM, SN12 7BT  
Single storey rear extension.  
**Consultation Deadline: 19/10/2022**

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

**UNANIMOUSLY RESOLVED** to support the application

[PL/2022/06967](#)

Works to a Listed Building  
4 UNION STREET, MELKSHAM, SN12 7PR

Proposed external and internal renovations of the dwelling, including replacement of existing single glazed sash windows to front with slim line double glazed sash windows. Existing roof to be renewed and end gable wall replaced.

**Consultation Deadline: 21/10/2022**

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

**UNANIMOUSLY RESOLVED** to support the application subject to approval of works from the conservation officer.

[PL/2022/06565](#)

2 LONGFORD ROAD, MELKSHAM, SN12 6DH

Proposed timber summerhouse in garden area of property.

**Consultation Deadline: 27/10/2022**

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

**UNANIMOUSLY RESOLVED** to support the application

[PL/2022/06221](#)

LAND AT UPSIDE, MELKSHAM, SN12 8DB

Demolition of existing buildings and structures, retention of alloy repair centre and development of 112 dwellings, 675 sqm of flexible employment/commercial space (Use class E(g)ii, iii/B2/B8), formation of public open space, foot and cycle links and associated works.

**Consultation Deadline: 28/10/2022**

Councillor Hubbard highlighted that the Town Council's requests from the pre-application meeting were not reflected in the planning application. There would be financial implications if the Town Council had to manage the maintenance of the site long term. The Town Clerk reminded members that they needed to understand the obligations of maintaining the undeveloped space, which is not as straightforward in many cases and that a commuted sum should be requested.

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

**RESOLVED** to support the application noting the requests made at the pre-application meeting with the developers which included a recommendation for more wetland areas would be included, a multi-use games facility to be provided for teenagers and more EV charging points than the 15 proposed were required . The Town Clerk was asked to work with Wiltshire Council to

raise the issues concerned particularly regarding the S106 agreement and obtain an indication of the financial implications and obligations if the Town Council managed the maintenance of the site long term.

The Town Council **Objected** to the following planning applications.

[PL/2022/07265](#)

14 CORFE ROAD MELKSHAM SN12 6BQ

Proposed external material change to use render to the extension granted under planning reference PL/2021/10296 and also the rear of the property.

**Consultation Deadline: 26/10/2022**

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

**UNANIMOUSLY RESOLVED** to object as the render was not in keeping with the other houses on the street and would have a detrimental effect on the street scene.

### **302/22 Planning Decisions**

Members noted the following planning decisions:

[PL/2022/04969](#)

8-12 LOWBOURNE 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.

**Decision:** Approve with Conditions

**MTC Response:** Object due to overdevelopment of site and lack of car parking spaces

[PL/2022/03573](#)

8 CORONATION ROAD, MELKSHAM, WILTSHIRE SN12 7PE

Certificate of lawfulness for conversion of an existing uninhabitable loft space into a habitable bedroom via a 'velux' type loft conversion plus the addition of a car port to the side of the property

**Decision:** Approve

**MTC Response:** Not required.

[PL/2022/05376](#)

37 SARUM AVENUE, MELKSHAM, WILTSHIRE SN12 6BN

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

**Decision:** Approve with Conditions

**MTC Response:** No Objection

[PL/2022/05005](#)

UNIT 1, CHALLEYMEAD BUSINESS PARK, BRADFORD ROAD,  
MELKSHAM, SN12 8BU

Insertion of rollers shutter in elevation.

**Decision:** Approve with Conditions

**MTC Response:** No Objection

[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.

**Decision:** Refuse (see Refusal Reasons below)

*"The proposed render is not considered to be of similar appearance to that used in the construction of the existing dwelling house. As such the proposed alterations to the existing building would fail to comply with Schedule 2, Part 1, condition A.3 (a) of the Town & Country Planning (General Permitted Development) Order 2015 (as amended), and therefore planning permission would be required for the development as proposed."*

**MTC Response:** Objection due to the proposed render not being in keeping with other houses within the street.

[PL/2022/05097](#)

1 THORNBANK, MELKSHAM SN12 6JQ

Removal or Variation of a Condition

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.

**Decision:** Approve with Conditions

**MTC Response:** No Objection

[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.

**Decision:** Approve with Conditions

**MTC Response:** No Objection

[PL/2022/05564](#)

34 GOLDFINCH ROAD, MELKSHAM, SN12 7FL

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

**Decision:** Approve with Conditions

**MTC Response:** No Objection

[PL/2022/06110](#)

22 SHURNHOLD, MELKSHAM, SN12 8DG

Extension to the rear of the existing garage to create an annex. New extension to the front of the main house with storm porch. Internal alterations.



**Decision:** Approve with Conditions

**MTC Response:** No Objection

[PL/2022/00125](#)

KING STREET, MELKSHAM, SN12 6HE

Proposed 3 No. new terraced dwellings (Revised Plans).

**Decision:** Refuse

**MTC Response: Object .**

In January 2022 Melksham Town Council supported the application subject to the following proposed conditions in line with the policies of the Joint Melksham Neighbourhood Plan as follows:

- *Policy 4 – Ultra Low Emission Vehicle Charging -the developer to be encouraged to provide electric vehicle charging points.*
- *Policy 2 – Local Renewable and Low Carbon Energy Generation - the developer to be encouraged to install solar panels.*
- *Policy 14 – Open Spaces – the developer to be encouraged to provide a planting scheme in the shared open space to contribute to community well-being.*

From the revised plans submitted none of these conditions have been addressed. The Council also has the following objections to the revised plans:

- 1. The only point of access to the site is through King Street car park.*
- 2. Overdevelopment - the site is unsuitable for the development proposed in that location.*
- 3. There is no vehicular parking which is in contravention of the Wiltshire Core Strategy. The Wiltshire Council car parking standard requires two parking spaces per two bed house*
- 4. The previous issues with drainage have not been addressed in the revised plans.*

## **303/22      Local Highways and Footpath Improvement Group LHFIG**

### **303/22.1      Update on Submissions to LHFIG**

The briefing provided by the Town Clerk on submissions to LHFIG was received.

The Town Clerk confirmed that:

- Members were requested to approve LHFIG expenditure totalling £3,725, including the Snarlton Lane signage
- A Town Council consultation on a one-way east to west system for Dunch Lane would commence in the new year. There is no funding available from Wiltshire Council for the

consultation; however, there was funding as part of the S106 agreement for any changes to the highway as a result of the consultation

- Town Bridge – the issue regarding the dropped kerb which had arisen during the Covid epidemic and the difficulty maintaining social distancing was no longer viewed as an issue. It was agreed to approve removal of this request
- Hazelwood Road/St Michaels Road Lighting Column – it was agreed that the Town Clerk would write to LHFIG to confirm agreement of the Town Council's contribution of £2,000.
- Wharf Court safety concerns – works will be carried out by Wiltshire Highways.
- Union Street 20 mph speed limit request- has been closed by LHFIG and the decision has been approved by the Area Board as no easy solution had been identified. Regarding the suggestion for it to be a 20 mph speed zone; Highways had asked for other locations to be surveyed at the same time. The two suggestions which had been put forward were unsuitable. The Town Council is now carrying out a consultation to establish from residents which roads could be considered as 20mph zones.
- It was agreed that the request would be re-submitted after 1 November 2022 with other streets identified from responses to the 20mph consultation.
- Dropped Kerb at The Crays and Montague Place – this had been approved by the Economic Development and Planning Committee meeting held on 31 January 2022 for submission to LHFIG. The request had been made by a resident.

### **304/22 Neighbourhood Plan**

The draft notes of the Neighbourhood Plan Steering Group meeting held on 29 June 2022, the update for the Area Board meeting held on 21 September 2022, and the Heritage Group update were received.

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

**UNANIMOUSLY RESOLVED** to approve the Terms of Reference for the Neighbourhood Plan Steering Group as proposed at their meeting on 29 June 2022 with a slight amendment to Point 10 to include “up to” before 2 hours.

### **305/22 Wiltshire Council Local Cycling and Walking Infrastructure Plans**

It was agreed to respond to the Wiltshire Council Local Cycling and Walking Infrastructure Plans with a request that the Melksham Town Council logo be included on all signage within the Melksham town boundary.

**306/22      Opportunity for Hydroelectric Generation from the Existing River Avon Weir**

Councillor Goodhind explained that there would be no requirement for an additional weir as part of the project and that before the Council could consider any financial support a presentation with the canal partnership would be provided to obtain a better understanding of the costs involved.

The Town Mayor, Councillor S Crundell, suggested that the Council investigate additional funding for such schemes, including Wiltshire Wildlife Community Energy who support community owned generation schemes.

It was agreed that that the Town Council would support the use of the existing River Avon weir for Hydroelectric generation.

**307/22      Sparkle Team and Parish Steward**

Works requested for completion by the Sparkle Team and Parish Steward were as follows:

Church Street and Union Street car parks – the shrubs to be cut back.

Pembroke Road to Queensway pathway - litter picking.

Murray Walk – prune trees.

Kenilworth Gardens to West End – prune trees.

Avon Road – a hedge on the right-hand side needs cutting back to enable traffic from Chippenham to be seen.

Meeting Closed at: 8.45 pm

**Signed:** .....

**Dated:**