

Melksham Town Council

Minutes of the Economic Development and Planning Committee meeting held on Monday 12th December 2022

PRESENT:

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

IN ATTENDANCE: Councillor S Mortimer

OFFICERS:	Linda Roberts	Town Clerk
	Hugh Davies	Head of Operations

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

Councillor Cooke, as Vice Chair for the committee, assumed the Chair in the absence of Councillor Ellis.

328/22 Apologies

Apologies were received from Councillor Ellis.

329/22 Declarations of Interest

Councillor Cooke declared an interest in the planning application number [PL/2022/08504](#) Land South of Western Way, it was adjacent to his business. It was noted that the application fell outside of the town's boundary.

330/22 Minutes

The minutes of 14 November 2022, having previously been circulated, were approved as a correct record and signed by Councillor Cooke.

331/22 Planning Considerations

332/22 Planning Applications

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

[PL/2022/08636](#) 12 WOODSTOCK GARDENS, MELKSHAM, SN12 6AN

Two storey side & rear extension, front porch extension & loft conversion.

Consultation Deadline: 6 December 2022

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

UNANIMOUSLY RESOLVED to support the application.

[PL/2022/08370](#)

39 CRAYBOURNE ROAD, MELKSHAM, SN12 7DJ

Proposed 4 Bedroom ne dwelling in land adjoining

Consultation Deadline: 7 December 2022

It was proposed by Councillor Goodhind, seconded Councillor Rabey and

UNANIMOUSLY RESOLVED to support the application, requesting that a survey to check for the presence of newts be carried out, that any asbestos present be removed, and that access through the side gate be maintained.

[PL/2022/06070](#)

61 SPA ROAD, MELKSHAM, SN12 7NU

The installation of an Electric Vehicle Charging Hub with associated infrastructure, boundary fencing, lighting and CCTV, signage and an extension of existing railings at 61 Spa Road, Melksham

Consultation Deadline: 18 December 2022

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

UNANIMOUSLY RESOLVED to support the application.

[PL/2022/08914](#)

1 BURNT COTTAGES, BEANACRE ROAD, MELKSHAM, SN12 7PT
Access and parking area to frontage.

To Note: *whilst part of the application site is within the Town boundary, the majority of the application site is in Melksham Without. Melksham Without Parish Council will be considering the application at their Planning meeting on 19 December 2022.*

Consultation Deadline: 22 December 2022

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

UNANIMOUSLY RESOLVED to support the application.

[PL/2022/08913](#)

64 LOWBOURNE, MELKSHAM, SN12 7ED

Proposed ancillary accommodation extension.

Consultation Deadline: 22 December 2022

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

UNANIMOUSLY RESOLVED to support the application.

[PL/2022/09007](#)

2 ROPE WALK, MELKSHAM, SN12 7PW

Install black log burner flue to front elevation

Consultation Deadline: 28 December 2022

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

UNANIMOUSLY RESOLVED to support the application.

[PL/2022/09017](#)

46 FOREST ROAD, MELKSHAM, SN12 7AB

Amendment to approved planning PL/2022/03626 to include an additional bedroom and en-suite to loft.

Consultation Deadline: 28 December 2022

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

UNANIMOUSLY RESOLVED to support the application.

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

[PL/2022/08340](#)

7 LOWBOURNE, MELKSHAM, SN12 7DZ

Demolition of existing restaurant and erection of nine flats

Consultation Deadline: 9 December 2022

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

UNANIMOUSLY RESOLVED to object to the planning application, based on their previous objections to planning application PL/2020/08520 as follows:

1. The proposed development is in a conservation area.
2. The proposed development is not in keeping with the style of buildings within the area.
3. The proposed development indicates there are nine parking spaces with no evidence that 7 of those 9 parking spaces will be available in the future, if and when the remaining area of the site is developed.

[PL/2022/08504](#)

LAND SOUTH OF WESTERN WAY MELKSHAM, WILTS

Outline application (with all matters reserved except for access) for the erection of up to 210 residential dwellings (Class C3) and a 70 bed care home (Class C2) with associated access, landscaping and open space (Resubmission of 20/08400/OUT). (see attached decision notice from application ref: 20/08400/OUT)

Consultation Deadline: 23 December 2022

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

UNANIMOUSLY RESOLVED to object to the planning application for the reasons cited previously.

The Council **noted** the following planning application:

PL/2021/05391 Land to West of A350 (Beanacre Road)
Outline application for 150 dwellings etc.
Withdrawn by Applicant.

333/22 Planning Decisions

The following planning decisions were noted:

[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.
Decision: Approve with Conditions
MTC Response: Object as the render was not in keeping with the other houses on the street scene.

[PL/2022/06444](#) 39 LOWBOURNE, MELKSHAM SN12 7ED
Proposed external staircase to separate existing flat above the Osteopathy Clinic and removal of internal stairs.
Decision: Approve with Conditions
MTC Response: No Objection

[PL/2022/07225](#) 16 ST MARGARETS GARDENS, MELKSHAM SN12 7BT
Construction of front porch. Erection of single storey side and rear extensions, with overhang. Change of external materials to render, with composite cladding in between the bay windows. Change to the design of doors and fenestration.
Decision: Approve with Conditions
MTC Response: No Objection

[PL/2022/07622](#) Proposed Works to Trees in a Conservation Area
10 CANON SQUARE, MELKSHAM, SN12 6LX
T1 - Crown reduce Ceanothus tree (as pictured) by approximately 30%.
Decision: No Objection
MTC Response: No Objection

[PL/2022/00234](#) 2 SHERWOOD WALK, MELKSHAM SN12 7HR
Removal of existing lean to conservatory and construction of a garden room extension in replacement.
Decision: Withdrawn by Applicant
MTC Response: No Objection

[PL/2022/07511](#) UNITS 3 AND 4 CHALLEYMEAD BUSINESS PARK, BRADFORD ROAD, MELKSHAM, SN12 8BU
Insertion of roller shutter and pedestrian access to unit 4.
Decision: Approve with conditions

MTC Response: No Objection

[PL/2022/04516](#)

PLOT ADJACENT 2 PEMBROKE ROAD, MELKSHAM, SN12 7NA
Erection of pair of single bedroom houses with off-street parking.

Decision: Refuse

MTC Response: Object

334/22 Neighbourhood Plan

The draft notes of the Neighbourhood Plan Steering Group meeting held on 28 September 2022 were received and noted.

335/22 Complaint Regarding Cycling on Pavements

It was noted that the absence of a cycle lane in the town led to cyclists using the pavement. It was suggested that a campaign via social media, Melksham Independent News and the local PCSOs could be carried out to educate cyclists about the dangers of cycling on the pavements. Consideration could be given to the use of S106 monies to fund a cycle route from Farmers Roundabout.

The Town Clerk suggested that at the same time as the audit, scheduled for the spring, to assess improving signage for cyclists on Farmers Roundabout, as part of the S106 agreement, is carried out, that the audit could be extended to identify better ways to direct cyclists safely through the town by clear and improved signage. Any improvements could be recorded on a 'Melksham Cycle Map' which could be promoted to raise awareness of the best routes to cycle into and out of town.

Members agreed with the suggestion.

336/22 Opening a Ukrainian Restaurant Request

The request to use the Assembly Hall on a short-term basis to open a Ukrainian Restaurant was considered. It was agreed to request more information regarding the proposal.

337/22 Sparkle Team and Parish Steward

Works to be added to the Sparkle Team and Parish Steward's Schedules of Works were as follows:

- Gutter clearance – Church Lane, and Lowbourne to Union Street
- King George V Park – clear leaves by the Adventure Centre
- Application to LHFIF to resurface the Millennium Bridge
- Graffiti removal – to be a standing item

The Head of Operations was asked to contact Wiltshire Council regarding the grass at Riverside Drive which had still not been cut.

Meeting Closed at: 8.05 pm

Signed:

Dated: