

Melksham Town Council

Minutes of the Economic Development and Planning Committee meeting held on Monday 13th February 2023

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

IN ATTENDANCE: Councillor M Sankey – Wiltshire Council

OFFICERS:	Patsy Clover	Deputy Town Clerk
	Hugh Davies	Head of Operations
	Ethan Watkins	Work Experience

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

346/22 Apologies

An apology for absence was received from Councillor Goodhind who was substituted by Councillor Mortimer.

347/22 Declarations of Interest

There were no declarations of interest.

348/22 Minutes

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

349/22 Planning Considerations

350/22 Planning Applications

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

[PL/2022/09803](#)

EBENEZER CHAPEL, UNION STREET, MELKSHAM, SN12 7PR
Removal of internal timber lobby and installation of new glazed timber double doors.

Consultation Deadline: 2 February 2023 – extension requested

[PL/2023/00065](#)

ANGELICA AVENUE, MELKSHAM, SN12 6QJ

New access road

Consultation Deadline: 3 February 2023 – extension requested

[PL/2022/09851](#)

PADDOCK VIEW, 6 FARMHOUSE COURT, MELKSHAM, SN12 6FG

Retrospective permission sought for external works to form tiled terrace with associated steps, water feature, external fireplace with chimney, kitchen area, additional planting to hedge.

Erection of outbuilding for ancillary use as gym with associated hot tub with pergola

Consultation Deadline: 3 February 2023 – extension requested

[PL/2021/11498](#)

FORMER COUNTRYWIDE STORE SITE, BRADFORD ROAD, MELKSHAM, SN12 8LQ

Erection of 1 No. commercial building (Builder's Merchant) and associated access, landscaping and drainage works

Consultation Deadline: 14 February 2023

At their meeting on 10 January 2022, the Economic Development and Planning Committee supported the application making the following comments:

- *the Town Council recognised this as a brownfield site development, noting the 25% increase in peak flow through the river Avon projected by Defra.*
- *the Town Council sought confirmation that flood alleviation and drainage mitigation would be put into place.*
- *the development should be subject to a suitable landscaping plan and*
- *the developer should be encouraged to increase the number of electric car charging points, as per the Neighbourhood Planning Policy 4.*

Members requested that the comments made by the Town Council at their meeting on 10 January 2022 be made again when responding to this planning application.

[PL/2023/00559](#)

64 LOWBOURNE, MELKSHAM, SN12 7ED

Proposed detached garage & ancillary accommodation outbuilding.

Consultation Deadline: 22 February 2023

[PL/2023/00599](#)

57 KING STREET, MELKSHAM, SN12 6HE

Proposed two semi-detached dwellings

Consultation Deadline: 24 February 2023

The application was approved with reservations.

[PL/2023/00691](#) LAND REAR OF 39 WOODROW ROAD, MELKSHAM, SN12 7AY
Erection of new dwelling
Consultation Deadline: 28 February 2023

[PL/2023/00456](#) 100 DUNCH LANE, MELKSHAM, SN12 8DX
Single storey rear extension
Consultation Deadline: 27 February 2023

351/22 Planning Decisions

Members noted the following planning decisions:

[PL/2022/08636](#) 12 WOODSTOCK GARDENS, MELKSHAM, SN12 6AN
Two storey side and rear extension, front porch extension and loft conversion.
Decision: Approve with conditions
MTC decision: Support

[PL/2022/09518](#) THE GRAPES INN, BANK STREET, MELKSHAM, SN12 6LE
T1 – Section fell conifer tree to as close to ground level as possible. T2 – Section fell elder tree to as close to ground level as possible.
Decision: No objection
MTC decision: No objection

[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.*
Decision: Approve with conditions
MTC decision: No objection

[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.
Decision: Approve with conditions
MTC decision: No objection

[PL/2022/08197](#) 8 ROWAN COURT, MELKSHAM, SN12 6HS
Proposed replacement of concrete profile roof tiles with grey/anthracite concrete slay effect tile.
Decision: Approve with conditions

MTC decision: No objection

[PL/2022/08706](#)

5A and B HIGH STREET, MELKSHAM, SN12 6JR

Internal alterations to form two additional residential units

Decision: Withdrawn by applicant

MTC decision: No objection

[PL/2022/07738](#)

16 BREAM CLOSE, MELKSHAM, SN12 7JX

Conservatory to side of property with a grey polycarbonate roof.

Decision: Approve with conditions

MTC decision: No objection

[PL/2022/09007](#)

2 ROPE WALK, MELKSHAM, SN12 7PW

Install black log burner flue to front elevation.

Decision: Approve with conditions

MTC decision: No objection

[PL/2023/00038](#)

MELKSHAM HUB, STATION APPROACH, MELKSHAM, SN12 8BN

Install pre-fabricated cabin to provide additional internal café space for Melksham Hub Café, and associated site alterations.

Decision: Approve with conditions

MTC decision: The consultation deadline was 2 February 2023.

An extension was requested from Wiltshire Council but not actioned and a decision has been made by Wiltshire Council.

352/22 Local Highways and Footpath Improvement Group (LHFIG) Issues

The likelihood of whether double yellow lines would solve the problem or move it to another location was discussed.

Councillor Aves explained that whilst double yellow lines are relatively inexpensive to paint, the legal fees involved will be expensive. It was agreed to include this application on the annual list for Traffic Regulation Orders for Wiltshire Council in due course.

Councillor Ellis, as the ward councillor, agreed to speak to the resident who had made the request.

353/22 Local Highways and Footpaths Improvement Group (LHFIG) Proposed footpath to rear of Melksham Oak School

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

UNANIMOUSLY RESOLVED to reiterate the Town Council's support for the project to Wiltshire Council.

354/22 Neighbourhood Plan

The Committee received an update from Councillor Ellis in relation to the Neighbourhood Plan consultations on the Town Centre Masterplan which had taken place last week. The consultations had been very successful and generated multiple responses which now needed to be followed up. Thanks were extended to the Town Clerk, Melksham Without Parish Clerk and councillors from both parishes who had facilitated the events.

355/22 Proposed revisions to the National Planning Policy Framework (NPPF)

The Wiltshire Council embargo on onshore wind development was discussed. The Work Experience Officer mentioned the importance of addressing renewable energy in Melksham.

The importance of revisiting older Wiltshire Council policies which may no longer be relevant was discussed in view of the Council's concerns over changes needed from an ecological point of view.

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

UNANIMOUSLY RESOLVED to ask Councillor Aves to respond to the consultation on the proposed revisions to the NPPF.

356/22 Wiltshire Council Briefing Note re use of Council owned land for environmental mitigation

It was agreed that the Environment and Climate Working Group would discuss the Briefing Note at their meeting on 15 February.

357/22 Sparkle Team and Parish Steward

It was noted that the Sparkle Team had been disbanded and replaced by the MyWilts reporting system and that the Parish Steward would be engaged on pot hole repairs until 31 March.

Meeting Closed at: 7.58 pm

Signed:

Dated: