

Melksham Town Council

Minutes of the Economic Development and Planning Committee meeting held on Tuesday 11th July 2023

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

IN ATTENDANCE: One member of the public was present virtually

OFFICERS:	Linda Roberts	Town Clerk
	Andrew Meacham	Committee Clerk

449/23 Apologies

There were no apologies

450/23 Declarations of Interest

There were no declarations of interest.

451/23 Minutes

The minutes of the meeting on 20 June 2023, having previously been circulated, were approved as a correct record and signed by the Chair Councillor Rabey.

452/23 Presentation from Ryan Nicholls of Aspire LPP and Andy Shepley of David Jarvis Associates.

The Town Clerk introduced Councillor Harris and Councillor Pafford of Melksham Without Parish Council.

Andy Shepley gave a presentation. The main points were:

- Introducing Aspire
- A detailed needs assessment shows a need for approximately 100 elderly care bed spaces in Melksham.
- The site is in a sustainable location within walking distance of local amenities.
- A description of the proposed building, landscaping and access.
- Expected staffing levels.
- The anticipated benefits of the development

- Application to be submitted later this month. If approved, building to commence mid 2024 to be complete end 2025.

Councillors asked questions as follows:

Q: How would the Care Home deal with different types of care required.

A: The home would be configured to allow division by section or floor to facilitate different nursing needs.

Q: People would prefer care in the home rather than in a Care Home.

A: There comes a point when home care is no longer feasible. The detailed assessment takes into account home care.

Q: If residents are highly dependent the proximity of local services is not likely to be of interest.

A: Good transport and shop facilities should reduce staff dependency on cars.

Q: Are they confident of being able to recruit sufficient staff.

A: Local population sufficient to be confident.

Q: There are 27 parking spaces and 20 staff on shift. What about visitors and the knock on effect on neighbouring residential roads if there is insufficient parking.

A: Modelling shows that total number of visitors is not high. Application will include a full transport statement.

Q: Wiltshire Primary Care Trust usually object to such applications as it puts extra pressure on local health services.

A: The Care Home would cater for an existing local need not an influx from outside the area. Providing care in the Care Home would reduce pressure on local health services.

Q: Homes vacated are likely to be bungalows taken over by other elderly people coming into the area.

A: Such houses are often under-occupied family homes so any influx likely to be families who are less likely to use the health services. Councillor Mortimer also noted that she is aware of a local need for bungalows.

Q: Have the providers considered providing mini-bus transport for staff.

A: This is something that can be considered along with other incentives to use public transport rather than cars.

453/23 Planning Considerations

454/23 Planning Applications

455/23 PL/2023/04473

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

UNANIMOUSLY RESOLVED to approve the application.

456/23 PL/2023/04564

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

UNANIMOUSLY RESOLVED to approve the application.

457/23 PL/2023/05047

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

UNANIMOUSLY RESOLVED to approve the application.

458/23 Planning Decisions

459/23 PL/2023/01940

The decision was noted.

460/23 Local Plan

The Local Plan for Melksham was noted. The Town Clerk advised that the Plan had gone to Cabinet that day but there was no update as yet.

461/23 Wiltshire Design Guide

The update in Briefing Note no. 23-19 was noted.

462/23 Neighbourhood Plan

463/23 Fee Estimate

Councillor Rabey asked that it be recorded in the minutes that the agenda states this item is to note only. The Town Clerk confirmed that the committee is asked to approve the payment. The Town Clerk advised the increase was due to The Local Plan Review and NPPF Consultation. Technical support Grants may not be available and this resolution is requested to cover worst case scenario.

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

UNANIMOUSLY RESOLVED to approve the payment of £6350.00 to Place Studios.

464/23 Sparkle Team and Parish Steward

465/23 Report From Committee Clerk

The report of the committee clerk was received. There was discussion on the amount of litter in the Town Centre, especially after the weekend and weeds and general maintenance of green areas. The Town Clerk advised that litter clearing is a discretionary service for Wiltshire Council. The following solutions were discussed.

- Speaking to local businesses asking if they would take responsibility for the immediate area around the shop.
- Talking to Terri Welch to see if the regular litter picking sessions could be increased.
- Asking local residents to take responsibility for their immediate area.
- Provision of more bins and more regular emptying of bins.
- Encourage people to bin rubbish rather than drop it
- Obtaining sponsorship from local businesses. It was noted by Councillor Mortimer that the Co-Op allow their staff time to do voluntary service.
- Involve local schools
- Encourage use of MyWilts to report problems
- Encourage local groups to litter pick and the council will provide equipment and dispose of the litter.

It was agreed that Councillor Rabey and the Town Clerk would arrange for an item in Melksham Independent News to encourage public involvement.

Meeting Closed at: 7.55 pm

Signed:

Dated: 1 August 2023