

**MINUTES OF THE DEVELOPMENT CONTROL COMMITTEE MEETING
OF MELKSHAM TOWN COUNCIL
HELD AT MELKSHAM TOWN HALL
ON MONDAY 2 FEBRUARY 2009**

Present: Ms Sarah Cardy (Chair) Mrs Louise Smith
Mr Rod Eaton (ex officio) Mrs Sheila Wilkinson
Mr Vic Oakman Mr Richard Wiltshire (ex officio)
Mr Chris Petty

2009

17. Apologies

Apologies were received from Councillors Mark Griffiths and Simon Bridgford-Whittick.

18. Declarations of Interest

Councillors Richard Wiltshire, Rod Eaton and Sheila Wilkinson declared an interest in planning applications 09/00075/76: Electronically operated retractable awning providing smoking shelter to rear of building. 17 Bank Street, Melksham.

19. Public Participation

- Ian Bone, 35 Littlejohn Avenue attended the meeting to object to planning application 09/00173: Extension to create additional two flats and two new vehicular accesses. 37 Littlejohn Avenue, Melksham.

Concerns were:

- Provision of parking spaces are not adequate for the amount of flats proposed.
- The applicant has already tarmaced the space to the front of this site for parking spaces, which he felt was not part of the planning approval for a previous application on this site to erect 2 flats (07/00598).
- This development is on a busy corner, with a bus stop nearby.
- The loss of privacy to nearby neighbours.
- Pollution from more vehicles using the site.
- Condition of the previous planning permission in May 2007 (07/00598) was

for a 6ft fence to be erected between his property and no 37, this has not happened.

- Part of the site is being used as a storage tip for this development, which looks unsightly.
- There are leylandi trees around this site, what are the regulations regarding these, if they affect neighbouring properties.
- Marika Guy, West End attended the meeting to voice her concerns at the proposals to convert the old Aqua Leisure building into a betting shop. Her concerns were:
 - Would this be the most appropriate use of a listed building, as it is in quite a prominent position in the town centre.
 - In the current economic climate, a betting shop may encourage more people to use it, this raises moral issues.
 - Increase in noise around this area, with neighbours nearby.
 - Lack of parking.
 - Possible increase in anti-social behaviour.
- Malcolm Copper, Snarlton Lane attended the meeting to ascertain whether any action had been taken regarding the development on the old C N Vines Garage site, Sandridge Road, in response to neighbours' concerns that houses seem to be being built very close to the hedges in Snarlton Lane, it was understood by residents this would not be the case.

Councillor Sarah Cardy informed the meeting that since several residents had contacted various councillors regarding their concerns, investigations had been made and the Planning Department at West Wiltshire District Council informed.

A Planning Compliance Officer had visited the site today to check the positioning of the foundations of the buildings and concluded they were as per the approved plans.

The Officer also stated some planning conditions have been formally discharged. For the remaining conditions that have not yet been discharged the agent has submitted some details to the Planning Department for consideration and these are in the process of preparing the remaining details for submission.

Selwood Housing, the applicants for this development have been informed of the concerns of residents.

Councillor Rod Eaton declared an interest in this application.

20. Matters arising therefrom

RESOLVED : Regarding the above planning applications it was agreed to discuss these under the planning applications.

With regard to Snarlton Lane it was agreed to contact the Planning Department to ascertain what conditions of the planning application are still being discussed and to keep local residents informed.

21. Correspondence

a) WWDC: Planning Decisions

There were no planning decisions.

b) Mr David Grimstead, Growling House, 356b Snarlton Lane, Melksham Re Planning Application 08/03471:REM Construction of 144 dwellings, highways and associated landscaping land north east of Snowberry Lane and south of Sandridge Road, Melksham

Mr Grimstead had written to the Town Council with his concerns regarding the above application. Unfortunately, his letter had been received too late to be discussed along with the revised planning application for the above site.

RESOLVED: It was agreed to write to Mr Grimstead with a copy of our minutes regarding the above application informing him of the Town Council's decision regarding this application.

c) WWDC: Re Asda Planning Application

A letter had been received from Ian Gallin, Acting Chief Executive, West Wiltshire District Council in reply to a letter from the Town Council asking why there was no report from an Economic Development Officer in the papers submitted to the District Planning Committee regarding the ASDA planning application.

Mr Gallin explained that due to restructuring District no longer employ an Economic Development post, however comments submitted by the Regeneration Officer provided a range of observations and comments relating to the proposed scheme including the economic impact on the town.

RESOLVED: It was agreed to note this information.

d) WWDC Re Planning Application 05/00225OUT: Residential development of 90 houses, Land South of Sandridge Common, Melksham – Section 106 Agreement

A letter had been received from West Wiltshire District Council informing the Town Council that the Section 106 Agreement for the above site is still being negotiated. Given the length of time that has elapsed since the original resolution in September 2005 it has been considered necessary to undertake a further reconsultation in relation to the proposed development.

RESOLVED: As it would be too late to put this item on the next Planning agenda it was agreed to put this item on the Policy & Resources agenda for 9 February for a discussion.

22. Payments for Approval

RESOLVED: Payments were approved.

23. Planning Applications

- The Town Council **objected** to the following planning application:

09/00173: Extension to create additional two flats and two new vehicular accesses. 37 Littlejohn Avenue, Melksham (Full Plan) – applicant Messrs Wood and Duparcq

RESOLVED: The Town Council objected to this application on the following grounds:

- Over-development of site.
- Out of keeping with area, development too big for site.
- Overbearing to nearby properties.
- Lack of amenity spaces. Loss of privacy for nearby neighbours with regards to being overlooked.
- Lack of parking facilities. Concern parking near a corner, bus stop and nearby access to play area.
- Concern that planning conditions to a previous application have not be adhered to.
- A concern was also raised that there was asbestos on this site that needed to be disposed of in the correct manner.

Planning policies C31a, C26, C38 and H1 apply.

RESOLVED: It was agreed to object to this planning application and to write to the Planning Enforcement Officer (Karen Bolton) at West Wiltshire District Council asking her to look into any breaches of

previous planning conditions on planning application (07/00598) ie tarmac of front of current property for parking spaces and lack of dropped kerbs and the lack of fencing between neighbouring properties. To also ask what are the regulations regarding leylandi trees.

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

08/03451: Rear two storey extension and replacement of roof over single storey addition. 10 Granville Road (Full Plan) – applicant Mr Peter Scott

09/00001: Retrospective siting of portacabin for 5 years. National Trust, Western Way, Melksham (Full Plan) – applicant The National Trust

RESOLVED: The Town Council had no objection to this application, but noted that the Licensing Officer should be informed to make sure this application is licence compliant.

09/00054: Single storey side extension. 61 King Street, Melksham (Full Plan) – applicant Mr A Furniss

09/00075: Electronically operated retractable awning providing smoking shelter to rear of building. 17 Bank Street, Melksham (Full Plan) – applicant Melksham Conservative Club Ltd

09/00076: Electronically operated retractable awning providing smoking shelter to rear of building. 17 Bank Street, Melksham (Listed Building) – applicant Melksham Conservative Club

RESOLVED: The Town Council had no objection to this application, subject to the approval of the Conservation Officer.

09/00104: Refurbishment and extension to existing structure to form new dwelling. 31A Union Street, Melksham (Full Plan) – applicant Nash Building Solutions (Bath) Ltd

09/00106: Single storey rear extension and demolition of existing rear extension. 53 King Street, Melksham (Full Plan) – applicant Mr Glen Cox

09/00107: Listed building consent for single storey rear extension and demolition of existing rear extension. 53 King Street, Melksham (Listed building) – applicant Mr Glenn Cox

RESOLVED: The Town Council had no objection to this application, subject to the approval of the Conservation Officer.

09/00131: Replacement door and external decorations and internal alterations.

Aqua Leisure, 2 Market Place, Melksham (Listed Building) – applicant Backhouse Bet

09/00137: Change of use from B1 to A2 and external alterations. Aqua Leisure, 2 Market Place, Melksham (Full Plan) – applicant Backhouse Bet

RESOLVED: Whilst sympathising with the comments made above the Town Council felt there were no planning grounds on which they could object to this application. However they asked that if this application were to go ahead, conditions be placed on it to limit the opening times in the evenings and at weekends. Any smoking facilities need to be placed to the rear, to keep the frontage clear. If this application goes ahead enforcement needs to be undertaken regarding underage usage.

This application has been called in by a District Councillor and will be raised at a Planning Committee meeting. It was agreed to inform Ms Guy when this meeting will take place.