

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

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

2009

29. Apologies

There were no apologies.

30. Declarations of Interest

Councillors Rod Eaton, Richard Wiltshire and Vic Oakman declared an interest in planning application 09/00450: Amendment to planning permission 08/00560: To provide 8 solar panels within roofs over flats. C N Vines Garage, Sandridge Road, Snarlton Lane, Melksham.

Councillor Simon Bridgford-Whittick declared an interest in planning application 09/00244 : Change of use to mixed use agricultural and equestrian, including erection of two stable blocks, hay shed and hardstanding. Land north of Dunch Lane, Melksham.

31. Public Participation

Mr Brian Crane and Mr Martin Yarwood of Northbrook Road attended the meeting along with other residents to voice their concerns regarding planning application 09/00244: Change of use to mixed use agricultural and equestrian, including erection of two stable blocks, hay shed and hardstanding. Land north of Dunch Lane, Melksham.

Whilst not objecting to the buildings as such, residents had the following concerns:

- It appears this application is retrospective.
- The buildings are too close to neighbouring houses.
- Drainage is a concern as the field is farrowed and floods at either end of the field, the above application could exacerbate the problem and flood nearby properties.
- It is understood, as well as horses, chickens will be housed, any noise could cause a nuisance to nearby residents and attract vermin.

- As the stables are so close to nearby properties the smell from manure could cause a problem to nearby residents, there is also an issue how the manure will be disposed of.

Mr and Mrs Sweet, 367b Snarlton Lane ; Mrs Manoli Crook, 366a Snarlton Lane and Malcolm Cooper, 365 Snarlton Lane attended the meeting along with other residents of Snarlton Lane to voice their objections to planning application 09/00450: Amendments to planning permission reference 08/00560:Ful to provide 8 solar panels within the roofs over flats. C N Vines Site, Sandridge Road, Melksham.

Councillor Rod Eaton left the room whilst this application was discussed.

Objections were:

- Loss of privacy.
- Appearance and layout out of keeping with character of area.
- Feel this application is an after thought, why wasn't this information included in the original planning application.
- This could set a precedent for other planned housing schemes in the area.
- Drawings not dimensional.
- If solar panels are necessary can't they be placed on the other side of the roofs away from Snarlton Lane where they will be clearly visible.
- Buildings are an eye-sore and offensive to the eye.
- These buildings destroy the character and nature of the area.

Mr Mike Latham of Selwood Housing attended the meeting to explain why this application had been submitted.

He explained that due to new Government Legislation on Energy Efficiency the original application was not compliant, therefore a decision was made that the best solution, given most of the building structure of the flats is in place, would be to have solar panels to supplement the hot water needs of the first floor flats. This will assist greatly in helping to achieve a Code 3 Level of Sustainability for the development.

Mr Latham explained that unfortunately the panels need to go on the side of the flats facing Snarlton Lane as this is south facing and would receive most of the daily sun.

The meeting was then opened up to councilors.

Councillor Mark Griffiths asked if alternative ways of supplying hot water had been looked at.

Mr Latham explained that as the structure of the flats was nearing completion and due to the materials used, the structure would only allow for solar panels to be installed.

32. Matters arising therefrom

RESOLVED: To discuss the above concerns under the planning applications.

33. Correspondence

a) WWDC: Planning Decisions

These were on the table for perusal. However the Chair drew the Town Council's attention to the following planning decisions:

08/00969: Erection of 85 dwellings and associated works. Land south of Sandridge Common – **Withdrawn**

08/02965: Erection of two houses with garages. Land rear of 25 and 26 Union Street, Melksham – **Withdrawn**

08/03092: Renewal of outline planning permission 05/01175:OUT for new dwelling. Garden of 27 Forest Road, Melksham – **Permission**

09/00173: Extension to create additional two flats and two new vehicular access. 37 Littlejohn Avenue, Melksham - **Refusal**

09/00104: Refurbishment and extension to existing structure to form new dwelling. 31a Union Street, Melksham - **Permission**

b) Councillor Michael Mounde, West Wilts District Council

A letter had been received from Michael Mounde in response to a letter from the Town Council regarding the District Council's handling of the Asda Planning Application.

RESOLVED: To note the information.

34. Payments for Approval

RESOLVED: Payments were approved.

35. Planning Applications

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

09/00450: Amendment to planning permission reference 08/00560:FUL to provide 8 solar panels within roofs over flats. C N Vines, Sandridge Road Garage, Snarlton Lane, Melksham (Full Plan) – applicant Selwood Housing

RESOLVED: After considering the comments above and sympathising with some of the comments raised, the Town Council objected to this application as it would be out of character with nearby properties. Planning Policy C31a applies.

Councillor Rod Eaton left the room whilst the above application was discussed.

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

09/00244: Change of use to mixed use agricultural and equestrian use including erection of two stable blocks, hay shed and hardstanding. Land north of Dunch Lane, Melksham (Full Plan) – applicant Carol Ward.

RESOLVED: Whilst raising no objection to this application and taking on board the comments raised above, the Town Council raised the following concerns:

Waste disposal of mature too close to nearby properties.

The upkeep of chickens.

The nuisance from smell and noise from the animals to nearby residents.

Stables too close to nearby properties.

Drainage is an issue with a possible increase in flooding to nearby properties

A condition be placed on any planning permission, that these stables cannot be developed into a riding school.

09/00299: Proposed rear single storey extension and chimney. 31 Sarum Avenue, Melksham (Full Plan) – applicant Mr Terry Weaver

09/00348: Single storey side extension to provide disabled accommodation. 1 Severn Road, Melksham (Full Plan) – applicants Miss Lizzie and Lucy Bailey

09/00410: Proposed front porch, two storey side extension and rear extension. 21 Woodstock Gardens, Melksham (Full Plan) – applicant Mr Mark Bundy