

**MINUTES OF THE DEVELOPMENT CONTROL COMMITTEE MEETING  
OF MELKSHAM TOWN COUNCIL  
HELD AT MELKSHAM TOWN HALL  
ON MONDAY 16 MARCH 2009**

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

**2009**

**36. Apologies**

Apologies were received from Councillors Simon Bridgford-Whittick and Mark Griffiths. Councillor Pam Wiltshire substituted for Councillor Mark Griffiths.

**37. Declarations of Interest**

There were no declarations of interest

**38. Public Participation**

There were no members of public present.

**39. Matters arising therefrom**

Therefore no matters arising.

**40. 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 decision:

09/00288: Two storey extension to side of property. 48 Churchill Avenue, Melksham – **Refusal**

**RESOLVED:** To note the above information.

**b) WWDC – Planning Decision – 07/03866: ASDA Store, Bradford Road, Melksham**

West Wiltshire District Council had written to the Town Council informing them of the Council's decision to refer the above application to the Secretary of State for Communities and Local Government under the requirements of the Town and

Country Planning (Shopping Development) (England and Wales) (No 2) Direction 1993.

It also stated that in the event that the Secretary of State does not call the application in, the Development Control Manager be authorised to grant planning permission with conditions and subject to the completion of a Section 106 Agreement .

**RESOLVED:** To note the above information.

**c) Various letters concerning Riverside Walk adjacent to Sainsburys**

- i) Mrs S Morgan, WWDC (24 February 2009)**
- ii) Mrs S Morgan, WWDC (2 March 2009)**
- iii) Copy of a letter from WWDC to Mary Jarvis, Melksham Riverside Walk Committee (11 September 2008)**

**RESOLVED:** It was agreed to note the above letters. However it was agreed to place these letters on the next Policy & Resources agenda for consideration and to pass copies of these letters on to Ian Cardy for information.

**d) Any further correspondence received**

No further items of correspondence had been received.

**41. Payments for Approval**

**RESOLVED:** Payments were approved.

**42. Planning Applications**

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

**09/00579:** Submission of reserved matters application pursuant to outline permission 04/01895:OUT for 116 units relating to access, appearance, landscaping, layout and scale. Land north east of Snowberry Lane and south of Sandridge Road, Melksham (Reserved Matters) – applications Barratt and David Wilson Homes.

**RESOLVED:** Whilst having no objection to this planning application the Town Council raised the following concerns:

No dwellings are erected until the completion of the whole distributor road.

It is very hard to get the whole picture of what is happening in this area, as applications are coming in by piecemeal. There is a concern that community gain could be lost.

It was stated in the original planning permission that all community facilities need to be in place once 30% of housing for the whole of this area east of Snowberry Lane has been developed. It was asked that this is adhered to.

What impact will the additional traffic have on roads in the surrounding areas, particularly Sandridge Road and Snowberry Lane, what traffic measures are proposed.

Consideration needs to be given to the pedestrian travel plan between this development and the new secondary school at Woolmore Farm.

The plans need to be in line with the original development brief.

Councillors wished to see the principles of 'Safe and Secure by Design' adhered to throughout this development and the rest of the Clackers Brook site. Concern was raised that some of the front doors of the properties to the north of the site are accessed along a narrow footpath very close to a hedge, which might not be secure.

Parts of the development would need to be well lit due to safety concerns and the Town Council asked that a detailed report on the provision of street lighting within the development be provided.

Councillors would welcome the inclusion of 'safe for pedestrians' footpaths in **all** areas of the development. It was noted that parts of the development especially to the north appear not to have footpaths.

It was also noted there seems to be no clear provision for the storage of wheelie bins.

Concerns were also raised that access to some parts of the development do not appear wide enough, there is concern that refuse lorries will not be able to access these areas safely.

The Town Council asked that if this development were to go ahead those houses with solar panels have matching roof tiles.

It was also asked if someone could talk to Melksham Town Council regarding the proposals for the whole of the Clackers Brook site.

**09/00300:** Utility and first floor dormer extensions. 27 Lansdown Close, Melksham (Full Plan) – applicant Mr Kevin Ballard

**09/00473:** Remedial works to front elevation of main pitched roof. New roofing membrane and replacement of rotten timbers. 40 Shurnhold, Melksham (Listed Building) – applicant Mr Robert Griffiths

**09/00483:** Application for approval of reserved matters, construction of 62 dwellings, highways and associated landscaping (Ref 04/01895:OUTES). Land north east of Snowberry Lane and south of Sandridge Road, Melksham (Reserved Matters) – application JS Bloor, Swindon

**RESOLVED:** Whilst having no objection to the above planning application the Town Council re-iterated comments made previously regarding other planning applications for housing on the Clackers Brook Development ie:

No dwellings are erected until the completion of the whole distributor road.

It is very hard to get the whole picture of what is happening in this area, as applications are coming in by piecemeal. There is a concern that community gain could be lost.

What impact will the additional traffic have on roads in the surrounding areas, particularly Sandridge Road and Snowberry Lane, what traffic measures are proposed.

Consideration needs to be given to the pedestrian travel plan between this development and the new secondary school at Woolmore Farm.

The plans need to be in line with the original development brief.

It was stated in the original planning permission that all community facilities need to be in place once 30% of housing for the whole of this area east of Snowberry Lane has been developed. It was asked that this is adhered to.

Councillors wished to see the principles of 'Safe and Secure' by design adhered to throughout the whole development of Clackers Brook.

Councillors would welcome the inclusion of 'safe for pedestrians' footpaths in **all** areas of the development. It was noted that parts of the development do not appear to include footpaths in certain areas.

It was also noted there seems to be no clear provision for the storage of wheelie bins, especially for the terraced houses.

**09/00539:** Single storey rear extension. 3 Beanacre Road, Melksham (Full Plan) – application Mr and Mrs Hearn.

**09/00635:** Single storey rear extension. 24 St Michael's Road, Melksham (Full Plan) – applicant Mr Brian Bull