

**MINUTES OF THE DEVELOPMENT CONTROL (PLANNING) MEETING
HELD AT MELKSHAM TOWN HALL
ON MONDAY 19 JANUARY 2009**

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

2009

9. Apologies

Apologies were received from Councillor Mark Griffiths, Councillor Pam Wiltshire substituted.

10. Declarations of Interest

There were no declarations of interest.

11. Public Participation

Davina Griffin, Union Street attended the meeting expressing her concern at the proposed temporary suspension of the one way traffic order in Union Street from its junction with Lowbourn for its entire length, to allow Wiltshire County Council access under supervision during the resurfacing phase of Bank Street/Bath Road only.

Prior to the meeting Ms Griffin had spoken to the Clerk who informed her that he believed that the suspension of one way traffic in Union Street was to allow traffic to access Union Street from Lowbourn end, as Union Street will be completely closed from Bank Street end whilst the resurfacing work is taking place. He undertook to clarify this further.

She expressed her concern that all residents in Union Street need to be informed of this situation and asked if the Town Council could write to the County Council to ask them to do this. She also asked if confirmation could be sought as to how the access will be supervised and what impact this will have on traffic.

12. Matters arising therefrom

It was agreed to write to Wiltshire County Council to ask them to write to residents in Union Street informing them of the proposals and to seek clarification on how the closure will be supervised.

13. Asda Planning Application.

This item was on the agenda to allow the Town Council to consider any action that it needed to take following the decision taken at West Wiltshire District Planning Committee on 8 January 2009 to allow planning permission, subject to the approval of the Secretary of State:

Items for consideration:

- ***Lack of Comment in the Planning Officers report by the RDA and Economic Development***

RESOLVED: It was agreed to write to the Regional Development Agency to ask why they had not produced a report regarding this application with a copy to the District Council.

It was agreed the Town Clerk would clarify with District whether Adam Nardell's report covered aspects of economic development. If not it was agreed to write to the appropriate authority to ask why an Economic Development report was not part of the decision making paperwork.

- ***Section 106 agreement***

Asda have already agreed to improve the highway close to this site and provide a bus link into town and surrounding areas at a cost of approximately £500,000. It was felt they could be not be asked to add substantially more to the Section 106 Agreement.

However the Town Council asked that the following be included in the Section 106 Agreement:

- Access to any proposed new railway station close to this site. Councillors did not want to see strips of land being held to ransom.
 - A footpath link be provided from Weavers Croft to the new proposed footpath along the A350 to the site.
 - Any bus route include a round trip covering the surrounding community area at least twice a day.
- ***Possibility of sending a delegation to the Secretary of State if necessary***

RESOLVED: It was agreed to write to the District Council to ask if the Secretary of State was minded to refuse this application is it appropriate for a delegation of councillors to attend the hearing?

It was also suggested that the Town Council should consider a response to WWDC opposing the 5 reasons given by Planning Officers in recommending refusal of this application.

RESOLVED:

- It was agreed this item would be more appropriately dealt with at a Town Council meeting and that the Clerk calls a Special Town Council meeting to follow the scheduled Amenities meeting on 26 January 2009.
- To ask Councillor Rod Eaton to prepare a draft response for consideration by Town Councillors at the Council Meeting.
- To send a letter to the District Council to ask if matters relating to this application could be dealt with swiftly, as concern was expressed that any hold-up could mean Asda pulling out of Melksham in favour of another town. The letter to be sent to the Chief Planning Officer at District with a copy to Michael Mounde, Portfolio Holder for Economic Development and Peter Fuller, Chair of Planning.

14. 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:

08/03161: Erection of single storey dwelling . Land adjacent to 6 Bream Close, Melksham – **Refusal**

08/02951: Reserved matters for part of 99/01717OUT: for the construction of B1 starter workshop units. Upside Business Park, Bath Road, Melksham - **Approval**

RESOLVED: To note the above.

b) Wiltshire Council Re Planning Policy

A new planning policy document had been received from Wiltshire County Council outlining the new Local Development framework, including the Wiltshire Core Strategy.

RESOLVED: It was agreed to note the above.

c) The Planning Inspectorate Re Appeal Decision – Advertisement signs Nortree Motors Ltd, Melksham – Planning Application No 08/01551.

A letter had been received from the Planning Inspectorate informing the Town Council of their decision to dismiss the appeal made by Primesight against the District Council's decision to refuse express consent.

RESOLVED: To note the above information.

d) Jane Scott, Leader Wiltshire County Council Re Notification of Planning Applications.

A letter had been received from the above in response to the Town Council's concerns regarding notification of planning applications once the new unitary authority is set-up.

RESOLVED: To note the above.

e) Any further correspondence received.

No further correspondence had been received.

15. Payments for Approval

RESOLVED: Payments were approved.

16. Planning Applications

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

08/03471: Construction of 114 dwellings, access and associated landscaping. Land north east of Snowberry Lane and south of Sandridge Road, Melksham. REM – applicant Persimmon Homes (Wessex) Ltd

The Chair informed the committee this application had been resubmitted after the original plans were withdrawn for technical reasons. This new application shows a slight adjustment to the boundary line to allow for temporary emergency access to the site. Plans will be resubmitted showing the new temporary access.

RESOLVED: The Town Council reiterate their previous comments ie whilst the Town Council welcomed this application they asked that no dwellings are erected until the completion of the whole distributor road. Other concerns:

- If further applications for this area come in piecemeal 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 calming 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.
- The removal of some hedges in Snarlton Lane on the north verge. This was felt to contravene the development rules not to remove existing hedges and is contrary to wishes expressed by Snarlton Lane residents. Loss of this section of hedge will expose the lane to access other than by the existing right of way west of no 324 and create an unofficial short-cut.
- It was stated in the original planning permission that all community facilities needed to be in place once 30% of housing for the whole of this area east of Snowberry Lane had been developed. It was asked that this be adhered to.

08/03524: 3 illuminated fascia signs, 1 illuminated hanging sign and 12 non illuminated car park signs. 2 Blackmore Road, Melksham (Advertisement) – applicant Food Programme Delivery Orchid Group