

**MINUTES OF THE DEVELOPMENT CONTROL COMMITTEE MEETING  
OF MELKSHAM TOWN COUNCIL  
HELD AT MELKSHAM TOWN HALL  
ON MONDAY 20 JULY 2009**

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

Also in attendance Councillors Jon Hubbard and Pam Wiltshire

**2009**

**96. Apologies**

Apologies were received from Councillor Sarah Cardy.

**97. Declarations of Interest**

There were no declarations of interest.

**98. Public Participation (1 member of public present)**

There was no public participation.

**99. Matters arising**

Therefore no matters arising.

**100. Mr Dave Hubbard, Area Development Manager, Wiltshire Council Re: Various Planning Matters**

Mr Dave Hubbard, Wiltshire Council attended the meeting at the request of the Town Council:

Councillor Richard Wiltshire explained that at a recent Employment Seminar meeting the following items were raised:

**Q: When will the A350 Link Road to Bowerhill be built, opening up opportunities to employment land.**

A: This road is linked into several planning applications in the area and are still subject to negotiations with Wiltshire Council. However I will chase this up with Mark Hunnybun who was dealing with this before re-organisation in April.

**Q: Can Melksham's Urban Design Study be brought into the planning process?**

A: The document would have gone to Planning Policy. However at that time there were several staff changes taking place and this may not have been dealt with. Mr Hubbard agreed to chase this up.

**Q: Do planning have any influence in making shop owners clean-up their shabby shop fronts.**

A: Unfortunately, Planning has powers to bring about improvements to the appearance of untidy sites and buildings but the impact of the untidy site has to be fairly serious before this can be applied. We have greater powers to take action if the property is a listed building then enforcement action can be taken.

**Q: The speed in which planning applications have been dealt with in the past, especially ones involving business investment.**

A: The announcement of local government reorganisation was followed by significant turnover, our performance especially with respect to larger scale application has not been as good as we would like. Our staffing situation is much more settled now and with some changes in the way we work the speed of determining is improving in a manner which we believe will be sustained.

The meeting was then opened up to Councillors to ask questions.

Councillor Richard Wiltshire asked if there was still money available from the RDA's £1million to help with getting the A350 link built and is the new Area Boards the right platform to move those planning applications connected with economic regeneration, forward.

Mr Hubbard was unaware of the RDA money and agreed Area Boards would be the best platform to get large applications moved forward.

Councillor Petty stated Town Councils do not hear the outcome of any retrospective planning applications.

Councillors also discussed the merits of applicants who flaunt the law being penalised and charged double to put in retrospective applications.

Mr Hubbard explained the procedure regarding retrospective planning applications and what enforcement action can be taken, if necessary.

It was asked if there could be more training for councillors regarding planning. Mr Hubbard explained there will be more training after the summer.

Councillor Richard Wiltshire asked where the Town Council stood with regard to the 'Call in' procedure and what happens if the particular Council member concerned is unavailable.

Mr Hubbard explained it is down to the division member to call-in applications, but appreciated that an application could affect nearby divisions including those in Melksham Without Parish Council, therefore both councils need to work together. There is an opportunity to have a substitute attend meetings. Mr Hubbard explained he also has the power to 'Call-in' applications. There will be a review of the Planning Code of Practice when this could be discussed.

**RESOLVED:** It was agreed to add the review of Planning Code of Practice to a future agenda item and to write to the Government to ask that consideration is given to charging double for planning applications to those people who flaunt planning law.

## **101. 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:

09/01555: Two storey extension to rear. 7 Southbrook Road, Melksham – **Refusal**

09/01585: Erection of a single storey conservatory to rear. 65 Sandridge Road, Melksham – **Refusal**

09/01361: Erection of two storey dwelling house and parking provision. Land rear of 103 Forest Road, Melksham - **Permission**

### **b) Wiltshire Council Re Requests for Street Naming: Clackers Brook**

The Clerk reported that as most of this development is in Melksham Without Parish Council's area they had requested to deal with this matter.

**RESOLVED:** To note the information.

### **c) Wiltshire Council: Notification of Planning Appeal – Erection of detached two-storey flatted block with associated garaging. Land rear of 23 and 25 Bank Street**

Wiltshire Council had written notifying the Town Council an appeal had been lodged by the applicants of the above planning application against the refusal of Wiltshire Council to approve planning permission.

**RESOLVED:** It was agreed to note the above information.

**d) Any further correspondence received**

No further correspondence had been received.

**102. Payments for approval.**

**RESOLVED:** Payments were approved.

**103. Planning Applications:**

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

**09/01932:** Alterations to commercial premises. Land at rear of 2 Spa Road, Melksham (Full Plan) – applicant Mr Cedric Grosjean

As the applicant had ignored previous planning advice the Town Council were minded to object to this application on the grounds of very poor access to car parking and impingement on Wiltshire Council land i.e. public car park land.

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

**09/01853:** Two storey extension to provide garage, wc and breakfast room and on first floor – bedroom, bathroom and ensuite. 69 Primrose Drive, Melksham (Full Plan) – applicants Mr and Mrs J Rogers

**09/01910:** Change of use of land and erection of 2 lane cricket practise nets. Land adjacent to King Park Primary School, Melksham (Full Plan) – applicant Mr Philip McMullen