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Melksham Town Council

Minutes of the Economic Development and Planning Committee meeting held on Monday 16th August 2021

PRESENT: Councillor J Hubbard (Chair)
Councillor G Cooke (Vice-Chair)
Councillor P Aves
Councillor S Crundell
Councillor G Ellis
Councillor C Goodhind
Councillor C Houghton
Councillor S Mortimer

IN

ATTENDANCE: Councillor M Sankey Wiltshire Councillor

OFFICERS: David McKnight Economic Development Manager

PUBLIC PARTICIPATION: One member of the press was present

Councillor Sankey explained that he had attended the meeting to:

- hear the debate on the planning application PL/2021/06702.
- report on a meeting between members, residents local to the Primrose Drive play area and other stakeholders. Installing a bollard at Heather Avenue and Dorset Crescent as a speed mitigation measure on the pathway had been proposed to the Wiltshire Council Highways Team. The Police required good quality photos of incidents at the site. However, the legality of using such third-party images could potentially be an issue. He recommended that the Town Clerk should be consulted on this matter. He also suggested that the Town Council might consider purchasing a trail camera.
- Councillor Sankey confirmed that he was waiting for the Wiltshire Highways Team to confirm a date to discuss issues and review the pedestrian exit from Forest and Sandridge School on Snarlton Lane, opposite the junction with Nightingale Close.

106/21 Apologies

Apologies were received from Councillors Oatley and Rabey. Councillor Rabey was substituted by Councillor Houghton.

107/21 Declarations of Interest

Councillor Mortimer declared a non-pecuniary interest in relation to minute number 109/21 in respect of Planning Application number PL/2021/07034. Councillor Mortimer remained in the meeting, However did not take part in the debate on this item.

108/21 Minutes

It was proposed by the Town Mayor, Councillor Hubbard, seconded by Councillor S Crundell and

UNANIMOUSLY RESOLVED that the minutes of the Economic Development and Planning Committee meeting held on 26 July 2021, having previously been circulated, were approved as a correct record and were signed by the Town Mayor, Councillor Hubbard.

109/21 Planning Applications

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

[PL/2021/06503](#) SHURNHOLD FARM BUSINESS PARK,
SHURNHOLD, MELKSHAM, SN12 8DF
Demolition of existing storage building and erection of office building.
Consultation Deadline: 18/08/2021

[PL/2021/06715](#) 30 LONGFORD ROAD, MELKSHAM, SN12 6AS
Single storey rear extension, two storey side extension and front single-storey extension and porch.
Consultation Deadline: 20/08/2021

[PL/2021/07034](#) 35 UNION STREET, MELKSHAM, SN12 7PR
Side two storey extension, adding a bedroom with ensuite, family room and a small garage (removal of old garage).
Consultation Deadline: 27/08/2021

[PL/2021/06728](#) 4 BEECH AVENUE, MELKSHAM, WILTS, SN12 6JP
Proposed first floor side extension & single storey rear extension.
Consultation Deadline: 23/08/2021

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

[PL/2021/06935](#) LAND ON THE WEST SIDE OF SEMINGTON ROAD, ST
MICHAEL'S ROAD, MELKSHAM, SN12 6HN

Change of use of land to domestic curtilage with erection of fence.

Consultation Deadline: 26/08/2021

It was proposed by the Town Mayor, Councillor Hubbard, seconded by Councillor Ellis and

UNANIMOUSLY RESOLVED to object to the application on the following grounds:

- loss of green space.
- on highways grounds: traffic approaching from the north-east (from the direction of the school) would be unable to see vehicles exiting the property. To leave the property safely traffic would have to progress to the end of the no through road and return to exit at Semington Road which would result in increased traffic congestion on a residential street used by school children.

It was **UNANIMOUSLY RESOLVED** to suspend Standing Orders to allow Councillor Sankey, Wiltshire Councillor, and Mr Joe McCann to speak on the following application.

[PL/2021/06702](#)

FOREST AND SANDRIDGE C OF E VOLUNTARY AIDED PRIMARY SCHOOL, CRANESBILL ROAD, MELKSHAM, SN12 7GN

The works include an extension to the existing two form entry primary school to provide four additional classrooms, a new studio space, two No. additional group rooms, additional WCs and storage. There are also internal works to the existing nursery space to enable a new reception classroom to be formed. The existing car park is also expanded to respond to an increase in staff numbers.

Consultation Deadline: 23/08/2021

It was proposed by the Town Mayor, Councillor Hubbard, seconded by Councillor Houghton and

UNANIMOUSLY RESOLVED to object to the application on the following grounds:

- on highways grounds: the existing road infrastructure cannot cope with the existing traffic volumes at peak school times.
- the proposal indicated an increase of around 120 children at the school which would lead to a likely

increase of 40-60 cars at school pick up and drop off times.

Should Wiltshire Council approve the application it is requested that the following steps are taken in mitigation:

- consider the installation of a proper crossing point where the northern pedestrian exit from the school joins Snarlton Lane, opposite Nightingale Close. The lack of a crossing point is a major issue, exacerbated by the use of Snarlton Lane as a drop off point as a COVID-19 mitigation measure during the recent pandemic. This established pattern of behaviour amongst parents remains.
- provide a vehicular access from Eastern Way in order to mitigate congestion of the existing road infrastructure.
- build up to second storey level, rather than building out at ground level, which would mitigate the loss of green space.

Councillor Sankey was requested to call in this application.

Standing orders were re-instated.

110/21 Planning Decisions

Members noted the following planning decisions:

PL/2021/03309	23 GOLDFINCH ROAD, MELKSHAM, SN12 7FL Single storey Orangery extension to rear elevation. Decision: Approved with Conditions MTC Consultee Response : No Objection
PL/2021/04746	50 PRIMROSE DRIVE, MELKSHAM, SN12 6GB Two Storey Rear Extension Decision: Approved with Conditions MTC Consultee Response : No Objection
PL/2021/05172	23 WESTBURY VIEW, MELKSHAM, SN12 7JJ Front, rear and side extensions Decision: Approved with Conditions MTC Consultee response: No Objection
PL/2021/04456	UNIT 2, 122 FOREST ROAD, MELKSHAM, SN12 7AE Variation of condition 7 of W/10/02668/FUL (amendments to opening hours)

Decision: Approved with Conditions
MTC Consultee Response: No Objection

[PL/2021/06261](#)

48 KING STREET, MELKSHAM, SN12 6HG
Fell 2 Cypress Trees

Decision: No Objection
MTC Consultee Response: No Objection

111/21 National Design Codes Pilot Scheme

It was proposed by Councillor Aves, seconded by Councillor S Crundell and

UNANIMOUSLY RESOLVED to ask the Melksham Neighbourhood Plan Steering Group to submit an expression of interest for the National Design Codes Pilot Scheme.

112/21 Bus Back Better - Informal Bus Survey

Members noted the Wiltshire Council Briefing Note No 21-14, which confirmed the informal survey of the government Bus Back Better vision closing date of 23 August 2021.

The Town Mayor, Councillor Hubbard, urged members to respond to the survey and suggested that Melksham Independent News be asked to publicise this survey on the newspaper's Facebook page.

Councillor Ellis agreed to circulate the link to the survey to all Councillors and staff.

113/21 Tennis Court Re-Surfacing Melksham House Site

Members received the notice from Wiltshire Council of upcoming works to the tennis courts on the Melksham House Site.

114/21 Wiltshire Council Gambling Statement of Licensing Principles

Councillors agreed **UNANIMOUSLY** to suspend standing orders to allow Mr Joe McCann to speak to the following agenda item.

The report of the Economic Development Manager was noted.

Members agreed to support the proposed changes to the Wiltshire Council Gambling Statement of Licensing Principles policy, and asked for the following queries to be submitted to Wiltshire Council as part of the consultation response:

- were the current number of permits issued in a particular conurbation limited, and if not, could this be considered?

- could more reasonable steps be taken to safeguard gambling participants in non-remote gambling?
- could signage to safeguard participants be more prominent and numerous inside the premises?
- could greater use of local gambling support agencies be made?
- could a local network of licensed gambling premises be established to encourage proprietor engagement and maximise the safeguarding of participants?

Meeting Closed at: 8.25 pm

Signed:

Dated: