

STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 21 JANUARY 2015 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Andrew Davis (Chairman), Cllr Tony Trotman (Vice Chairman), Cllr Glenis Ansell, Cllr Trevor Carbin, Cllr Terry Chivers, Cllr Charles Howard, Cllr David Jenkins, Cllr Bill Moss, Cllr Christopher Newbury, Cllr Fred Westmoreland and Cllr Jerry Wickham (Substitute)

Also Present:

Cllr Roy While

1 **Apologies for Absence**

An apology for absence was received from Cllr Stewart Dobson, who was substituted by Cllr Jerry Wickham.

2 **Minutes of the Previous Meeting**

Resolved:

To approve and sign as a correct record the minutes of the previous meeting held on 10 December 2014.

3 **Declarations of Interest**

Cllr Terry Chivers declared a non-pecuniary interest in Minute No. 6 below as he was a member of Melksham Without Parish Council. He stated that he would speak and vote on the application with an open mind.

4 **Chairman's Announcements**

There were no Chairman's announcements.

5 **Public Participation and Councillors' Questions**

There were no questions received from members of the Council.

Members of the public addressed the Committee as set out in Minute No. 6 below.

6 **14/07526/OUT - Land East of Semington Road, Melksham, SN12 6DP - Erection of up to 150 dwellings with access, new village hall and areas of open space**

The following person spoke against the proposal:

Mr Martin Haffendon, a local resident

The following people spoke in support of the proposal:

Mr Mike Robinson, the agent

Cllr John Glover, representing Melksham Without Parish Council

The Committee received a presentation by the Area Development Manager and the Case Officer which set out the main issues in respect of the application. The report was introduced which recommended that planning permission be refused.

Members of the Committee then had the opportunity to ask technical questions after which the Committee received statements from members of the public as detailed above, expressing their views regarding the planning application.

Members then heard the views of Cllr Roy While, the local Member, who while generally supporting the application, recognised the issues it raised with the Core Strategy. He recognised that there were other outstanding applications for housing development within the parish of Melksham Without.

During discussion Members expressed concern about the site being located outside the limits of development in the Melksham area as set out in the Wiltshire Core Strategy as adopted by Council the previous day.

Resolved:

To refuse planning permission for the following reasons:

1. The site is located outside of the limits of development defined for Melksham in Core Policy 2 of the Wiltshire Core Strategy. It lies outside of the existing built area of the 'small village' that Berryfield is defined as in Core Policies 2 and 15 of the Wiltshire Core Strategy (where development is limited to infill only). The proposal would therefore conflict with Core Policy 2 of the Wiltshire Core Strategy.

2. The site is located in an area of open countryside that plays an important role in the landscape of physically and visually separating the

settlements of Melksham and Berryfield. The siting and construction of the proposed development would fail to respect this important function resulting in a detrimental and unacceptable change in landscape character urbanising the area between the settlements of Melksham and Berryfield and resulting in their physical and visual coalescence. The proposal would therefore conflict with policies CP1, CP15 and CP51 of the Wiltshire Core Strategy.

3. The proposal conflicts with the Delivery Strategy set out in Policy CP2 of the Wiltshire Core strategy, which seeks to properly plan for sustainable development of housing sites in Wiltshire to deliver the identified needs in the Community Areas through a Site Allocations DPD and/or a Neighbourhood Plan, a strategy supported by both the Wiltshire Core Strategy Inspector, and the Secretary of State in his appeal decision at Park Lane, Malmesbury. The site has not been brought forward through this process and the adverse impacts identified in reasons 1 and 2 above reinforce the need for the delivery strategy required by policy CP 2 as the properly planned method of establishing the most sustainable sites for meeting the housing needs of Melksham.

7 **Date of the Next Meeting**

Resolved:

To note that the next meeting was due to be held on Wednesday 11 February 2015 at County Hall, Trowbridge, starting at 10.30am.

(Duration of meeting: 10.30 - 11.20 am)

The Officer who has produced these minutes is Roger Bishton, of Democratic & Members' Services, direct line 01225 713035, e-mail roger.bishton@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115