



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday 6th January 2026

To all members of the Council Planning Committee: Councillors Richard Wood, Alan Baines, David Pafford (Vice-Chair of Council), John Glover (Chair of Council), Mark Harris, Peter Richardson and Martin Franks

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 12th January 2026 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

TO ACCESS THE MEETING REMOTELY, PLEASE FOLLOW THE ZOOM LINK BELOW. THE LINK WILL ALSO BE POSTED ON THE PARISH COUNCIL WEBSITE WHEN IT GOES LIVE SHORTLY BEFORE 7PM.

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09&omn=85702528114>

Or go to www.zoom.us or Phone 0131 4601196 and enter: **Meeting ID: 279 181 5985**
Passcode: 070920. Instructions on how to access Zoom are on the parish council website www.melkshamwithout-pc.gov.uk. If you have difficulties accessing the meeting please call (do not text) the out of hours mobile: 07341 474234

YOU CAN ACCESS THE AGENDA PACK HERE

Yours sincerely,

Teresa Strange, Clerk



AGENDA

1. Welcome, Announcements & Housekeeping

- To note that the Wiltshire Council Strategic Planning Committee Meeting on 13th January 2026 has been cancelled.

2. To receive Apologies and approval of reasons given

3. Declarations of Interest

- a. To receive Declarations of Interest.
- b. To consider for approval any Dispensation Requests received by the Clerk and not previously considered.

4. To consider holding items in Closed Session due to confidential nature

Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of agenda items where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

5. Public Participation

6. To consider the following new Planning Applications, including Permission in Principle applications received within the required timeframe (14 days):

- a. [PL/2025/09373](#) **Wiltshire School Of Gymnastics, Lysander Road, Bowerhill, Melksham, SN12 6SP** Full planning permission: Demolition of existing entrance and construction of a new entrance lobby and internal refurbishment of the reception area. Applicant Name: Wiltshire School of Gymnastics. **Comments By: 8th January 2026 (extension requested)**
- b. [PL/2025/09489](#) **20 Blenheim Park, Bowerhill, Melksham, SN12 6TA.** Householder planning permission: To build a single-story extension at the rear of the property. To create a new kitchen and dining room. Applicant Name: Mr James Humphry. **Comment By: 13th January 2026**
- c. [PL/2025/09841](#) **CHURCH FARM, BATH ROAD, SHAW, MELKSHAM, SN12 8EF.** Prior Approval Part 3, Class MA: Commercial, business and service uses to dwellinghouses: Proposed Change of Use to Create 6 Dwellings. Applicant Name: Mr Hillier. **Comments By: 15th January 2026**
- d. [PL/2025/09851](#) **Kelso, 161b West Hill, Whitley, Melksham, SN12 8RB.** Householder planning permission: Erection of single storey side/rear extension following demolition of existing conservatory, garage external shed/store. Installation of a wood burner and flue. Applicant Name: Hawker & Rogers. **Comments By: 26th January 2026**

7. Amended Plans/Additional Information: To comment on any revised/amended plans/additional information on planning applications received within the required timeframe (14 days).

- a. [PL/2025/05552](#) **Land South of Brockleaze, Neston, Corsham, SN13 9TE.** Full planning permission: Battery Energy Storage System with associated infrastructure. **Comments by 12th January 2026.**

8. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
- a. **[PL/2024/10345](#): Land north of the A3102, Melksham (New Road Farm)**
The construction of 295 homes; public open space, including formal play space and allotments; sustainable drainage systems; and associated infrastructure; with 0.4ha of land safeguarded for a nursery. The principal point of access is to be provided from a new northern arm on the existing Eastern Way/A3102 roundabout junction, with a secondary access onto the A3102. Additional access points are proposed for pedestrians and cyclists. Applicant: Bloor Homes South West
- To note new comments from Drainage, Melksham Town Council, Conservation, Arboriculture, Environment Agency and Public Open Space.
 - To note communication regarding extinguishment of MELK103.
- b. **[PL/2025/06749](#) - Land North of Bath Road (A365), Melksham (Adjacent to Melksham Oak Community School)**
Outline planning application (with all matters except access reserved) for mixed use development comprising residential (up to 205 dwellings), land reserved for expansion of secondary school, public open space, landscaping and associated engineering works. Applicant Name: Hannick Homes & Developments Ltd
- To note correspondence regarding holistic review of A365 Bowerhill and to consider next steps.
- c. **[PL/2025/06105](#) Land at Bowerhill Lane, Bowerhill, Melksham (*Old Loves Farm*)**
Outline Planning Permission: Erection of up to 50 No. dwellings and associated works
- No new documents or comments.
- d. **[PL/2024/11426](#): Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts (Gompels):** Outline planning permission: All matters reserved. Construction of warehouse with office space, parking and associated landscaping including site access.
- To note new Ecologist response, Ecological Impact and comments from Public Protection.
 - To consider correspondence from Nic Thomas in relation to Freedom of Information request follow up.
- e. **[PL/2025/07391](#) - Land South of Western Way, Melksham, Wiltshire**
Approval of reserved matters: Reserved Matters (appearance, landscaping, layout and scale) for 210 residential dwellings (Use Class C3), along with associated open space, landscaping, and parking, pursuant to Condition 2 of Outline Planning Permission ref. PL/2022/08504. Applicant Name: BWD Trading
- To note new comment from Highways.
- f. **[PL/2025/00626](#) Land North of Berryfield Lane, Melksham, SN12 6DT:** Outline planning application for up to 68 dwellings and formation of new access and associated works (All matters reserved other than access).
- To note new comments from Public Open Space and Public Protection

- g. [PL/2024/09725](#) **Land off Corsham Road, Whitley, Melksham (Middle Farm)**
Outline planning application (with access, layout and landscaping to be approved) for up to 22 dwellings, new access off Corsham Road, public open space, drainage and associated works.
 - To note Draft Heads of Terms for Section 106 Agreement and comments from Ecology.
- h. [PL/2025/08987](#) **Land at First Lane, Whitley, SN12 8RL**
Outline planning application with all matters reserved except for access for the erection of 2 No. self-build plots and associated works. Applicant Name: Mr S.A Rogers
 - To note new comments from Drainage, Ecology and Arboriculture.

9. Proposed Energy Installations

- a. Lime Down Solar
 - To note the comments submitted on behalf of Community Action Whitley and Shaw and on behalf of Melksham Without Parish Council.
 - To note Wiltshire Council's consultation submission and outcome of the Extraordinary Cabinet Meeting held on Tuesday 6th January 2026.
- b. Wick Solar Farm ([20/06840/FUL](#)), Studley Solar Farm ([PL/2021/08690](#)) and associated cable installation ([PL/2025/05856](#))

To note the public consultation event regarding Studley cable route to be held in Whitley Reading Rooms on Wednesday 14th January 2026, 6-8pm.

- c. To receive an update on Wiltshire Council Engagement about Cumulative Impact.

10. Planning Policy:

- a. **Joint Melksham Neighbourhood Plan (NHP):**
 - To reflect on responses to planning applications for future review of the Neighbourhood Plan
 - To consider use of NHP checklist to aid responses to consultation.
- b. **Wiltshire Council's Draft Local Plan Examination:** To consider any updates <https://www.localplanservices.co.uk/wiltshirelpxamination>
 - To note Wiltshire Local Plan examination – Inspectors' post Stage 2 hearings letter.
- c. **National Planning Policy Framework (NPPF)**
 - To note consultation on changes to NPPF and headlines. Consultation deadline of 10th March 2026.
- d. **Planning and Infrastructure Act**
 - To note the Planning and Infrastructure Act came into effect in December 2025.

11. Premises Licenses applications and decisions:

- a. [PR2025 12-591320](#) World of WOMAD Ltd, Neston Park Home, Neston, Corsham, SN13 9TG. Consultation ends 7th January 2026.
- b. Correspondence relating to New Inn, Berryfield.

12. Appeals

a. Appeal Hearings

[PL/2024/07097](#): Land south of Snarlton Farm – start Tuesday 20th January 2026

[PL/2024/10674](#): Land off Woodrow Road – start Tuesday 3rd February 2026

To receive update on parish council's representation and strategy.

b. [PL/2023/05883](#): Land to the rear of 52e, Chapel Lane, Beanacre

To note final comments from Appellant and appeal decision (if determined)

13. Planning Enforcement: To note any new planning enforcement queries raised and updates on previous enforcement queries.

a. Top Lane, Whitley

14. S106 Agreements and Developer meetings: (*Standing Item*)

a. Updates on ongoing and new S106 Agreements

i. Pathfinder Place

ii. To receive feedback from S106 cemetery contribution requests (if received)

iii. To note any S106 decisions made under delegated powers

b. Contact with developers:

i. To approve notes from meeting for reserved matters for Land at Blackmore Farm with David Wilson Homes (Outline PL/2023/11188) held on 10th December 2025.

ii. To arrange/provide feedback from meeting with new owners of Cooper Tires site related to demolition works.

Copy to all Councillors