



## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Monday 6<sup>th</sup> October 2025

To all members of the Council Planning Committee: Councillors Richard Wood, Alan Baines, John Doel (Acting Vice-Chair of Council) David Pafford (Acting 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 13<sup>th</sup> October 2025 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=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09&omn=81083189581>

Or go to [www.zoom.us](http://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](http://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**
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:**
  - a. [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 **Comments By: 24<sup>th</sup> October 2025**  
  
Melksham Neighbourhood Plan 2 site allocation policy 7.3 refers
  - b. [PL/2025/07355](#) **Wilds Farm, Sandridge Lane, Bromham, Chippenham, SN15 2JN** Householder Application: Proposal: Replace modern rear additions with a new two storey rear extension and single storey side extension including improved parking provision.  
Applicant Name: Mr & Mrs Hood **Comments By: 17<sup>th</sup> October 2025**
  - c. [PL/2025/07236](#) - **BEANACRE MANOR, BEANACRE, MELKSHAM, SN12 7PT**  
Householder Application: Essential repairs and upgrading of existing Barn to Garden Pavillion  
Applicant Name: Mr Peter Hood **Comments By: 14<sup>th</sup> October 2025**
  - d. [PL/2025/07476](#) - **BEANACRE MANOR, BEANACRE, MELKSHAM, SN12 7PT**  
Listed building consent: Essential repairs and upgrading of existing Barn to Garden Pavillion  
Applicant Name: Mr Peter Hood **Comments By: 14<sup>th</sup> October 2025**
  - e. [PL/2025/07504](#) - **LAND OFF BEANACRE ROAD, BEANACRE, MELKSHAM, WILTSHIRE SN12 7PU**  
Consent under Tree Preservation Orders: T1 London Plane - Pollarding up to 6m framework to retain tree in a safe manner.  
Applicant Name: Mrs Clara Trounson **Comments By: 16<sup>th</sup> October 2025**

- f. [PL/2025/07415](#) - **4 Valiant Close, Bowerhill, Melksham, SN12 6SW**  
Householder Application: Proposed front double storey extension and rear build over extension (first floor only)  
Applicant Name: Mr & Mrs Gavazzi **Comments By: 21<sup>st</sup> October 2025**
- g. [PL/2025/07349](#) - **Land at Studley Farm, Atworth, Melksham**  
Removal/variation of conditions: Variation of condition 3 (Layout changes), condition 14 (Changes to noise condition) and conditions 4, 5 and 7 (Minor wording changes) relating to application PL/2021/08690.  
Applicant Name: Melksham Calne Green Ltd **Comments By: 31<sup>st</sup> October 2025**  
(Note: application is outside of the parish, but cable connection will be in the parish)

**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/2025/05856](#) - **Land North of Melksham Substation, Near Melksham, Wiltshire**  
Planning Application for the laying of underground electricity cables in association with Wick Solar Farm (LPA Reference: 20/06840/FUL) and Studley Solar Farm (LPA Reference: PL/2021/08690).  
Applicant Name: Mr Tom O'Hare **Comments By: 19<sup>th</sup> October 2025**

To note feedback from site visit (Whitley) and discussion on proposed cable routes to Studley Solar Farm with DNO Consulting and to consider formal response.

**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 Public Protections and Highways. To consider any response from Highways and Rights of Way following the council's previous comments.

- b. [PL/2024/11665](#) **Land at, Semington Road, Melksham, SN12 6DP (Rear of Townsend Farm, Phase 2)**  
Application for reserved matters pursuant to application ref: PL/2022/08155 for appearance, scale, layout and landscaping. Applicant: Living Space Housing

To note Detailed Soft Landscape proposals.

- c. [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.

Melksham Neighbourhood Plan 2 site allocation policy 7.5 refers

To note response from Planning Officer on request for call-in application and to consider next steps.

- d. [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).

No new comments or documents to date.

- e. [PL/2024/11426](#): **Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts (Gompels)**: Construction of warehouse with office space, parking and associated landscaping including site access.

To note Geophysical Survey report and comments from Archaeology.

- f. [PL/2025/03513](#) **Land North of Top Lane, Whitley, Melksham (E388633, N166527)**  
Permission in principle: Permission in principle for up to 6 dwellings. Applicant: Ms Patricia Eaton

No new comments or documents to date

- g. [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 comments from other consultees and members of the public.

- h. [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

To note comments from Highways, Conservation, Urban Design and Public Open Space.

- i. [PL/2025/03212](#) **Roundponds Farm, Shurnhold, Melksham, SN12 8DF**  
Full Planning Permission: The removal of existing gas fuelled generators (retrospective) and proposed installation of battery energy storage system (BESS) and associated equipment. Applicant: HC ESS3 LIMITED.

To note approval of the application.

## 9. **A365 Bath Road Holistic Review**

To receive feedback on progress of holistic review of A365 Bath Road request.

## 10. **Proposed Energy Installations**

- a. **Land South of Brockleaze** ([PL/2025/05552](#))

To note final version of Community Action Whitley and Shaw (CAWS) comments (supported by the parish council) and consider verbal update.

**b. Lime Down Solar**

To note that the planning application has been submitted to the planning inspectorate as national infrastructure

**11. Planning Policy:**

**a. Joint Melksham Neighbourhood Plan:**

- i. To note that Melksham Town Council have approved the funding for the website update and the training by Place Studios.
- ii. Cooper Tires – Melksham Neighbourhood Plan Policy 7.1  
To consider correspondence about demolition and receive update from Melksham Town Council on developer engagement
- iii. Land at Old Melksham Library Site  
To receive feedback from meeting with developers

**b. Wiltshire Council's Draft Local Plan Examination:** To consider any updates  
<https://www.localplanservices.co.uk/wiltshirelpexamination>

To note the publication of the programme and matters, issues and questions identified by the Inspectors for Stage 2 and Stage 3 hearings and to consider attendance.

**12. Premises Licenses applications and decisions:**

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

- a. Corsham Road Scottish and Southern Electricity Networks (SSEN) cabling works
- b. Westlands Lane traffic

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

**a. Updates on ongoing and new S106 Agreements**

**i. Pathfinder Place:**

- To note any update on Public Open Space
- To consider response to request for update on footpath from Western Way to Burnet Close
- To consider update on highway adoption
- To note response from Taylor Wimpey confirming all cladding/fire wall issues have been resolved

**ii. Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**

**iii. Bowood View**

- To note correspondence regarding pathway adoption

**iv. To note any S106 decisions made under delegated powers**

**b. Contact with developers:**

Copy to all Councillors