



## MELKSHAM WITHOUT PARISH COUNCIL

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Friday 6<sup>th</sup> March 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 16<sup>th</sup> March 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=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09&omn=89777254950>

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,

A handwritten signature in cursive script, appearing to read "T. Strange".

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, including Permission in Principle applications received within the required timeframe (14 days):**
  - a. [PL/2026/00931](#) - **Plastic Engineering Solutions Ltd, Unit 4, Hercules Way, Melksham, Wiltshire, SN12 6TS**. Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises: Installation of Solar PV on roofs of Plastic Engineering Solutions Limited. Applicant name: Plastic Engineering Solutions Limited. **Comments by: 17 March 2026**
  - b. [PL/2026/01104](#) - **LOVES FARM, BOWERHILL, MELKSHAM, SN12 6RB**. Householder planning permission: Demolition of Existing Side Conservatory, New Door Openings and Single Storey Rear Extension. Applicant name: Mr & Mrs Oehlers. **Comments by 24 March 2026**
  - c. [PL/2026/01249](#) - **Land at Westlands Lane, to the North of Melksham Substation, Melksham, Wiltshire, SN12 7QF**. Full planning permission: Construction of Bellmouth Access to Melksham Substation from Westlands Lane. Applicant name: National Grid. **Comments by 03 April 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/2025/07391](#) - **Land South of Western Way, Melksham, Wiltshire**. 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 March 2026**
    - To note response from developer on construction traffic site access and egress
  - b. [PL/2025/07044](#) - **Former Countrywide Site, Bradford Road, Melksham**. Full planning permission: The construction of a new discount foodstore, car parking, access and landscaping on land at Bradford Road, Melksham. Applicant name: Anthony Best Dynamics Limited and Aldi Stores Ltd - C/O Agent. **Comments by 23 March 2026**

8. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
- a. **[PL/2024/10345 \(FULL\)](#) & **[PL/2025/09780 \(OUT\)](#) 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, Urban Design, Public Open Space, Active Travel and the Environment Agency on PL/2025/09780 (OUT).
- 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
- No new documents or comments.
- 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.
- No new documents or comments.
- e. **[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 documents or comments.
- f. **[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 correspondence with the developer.
9. **To consider response to Public Consultations:**
- a. East of Blackmore Farm <https://www.blackmorefarmconsultation.co.uk/>  
Note consultation deadline Monday 9<sup>th</sup> March 2026 – extension requested
- To receive feedback from the meeting held on 5<sup>th</sup> March 2026 with the developer of the Land East of Blackmore Farm site and to approve meeting notes (if available)

- b. Lidl [melksham.newsite.lidl.co.uk](http://melksham.newsite.lidl.co.uk)
- To receive feedback on the meeting with Lidl to discuss their proposed relocation and to approve meeting notes (if available)

## 10. Proposed Developments in Bowerhill and East Melksham

- To note proposed cumulative impact meeting with Wiltshire Council.
- To consider Employment Land availability

## 11. Proposed Energy Installations

- a. Lime Down Solar
- Update on request to Wiltshire Council for Local Impact Report
- b. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)
- To note responses received from Aureos on questions raised.
- c. [PL/2025/05552](#) Land South of Brockleaze, Neston, Corsham, SN13 9TE. Full planning permission: Battery Energy Storage System with associated infrastructure.
- To note the comparison of the Brockleaze submission with the new NFCC (National Fire Chiefs Council) guidance and to consider next steps.
- d. Wiltshire Council Engagement about Cumulative Impact.
- To consider Wiltshire Council response to 12 recommendations from the parish council (if received).
  - To note further communication with Highways.
- e. Future Energy Landscapes
- To note the change of date and venue for the community energy workshop for Staverton, Hilperton, Semington and Great Hinton – Staverton Social Club on Tuesday 2<sup>nd</sup> April 2026 from 6 pm to 8:30 pm

## 12. Planning Policy:

- a. **Joint Melksham Neighbourhood Plan (NHP):**
- To reflect on responses to planning applications and recent appeal for future review of the Neighbourhood Plan (standing item)
  - To note the submission of the Joint Melksham Neighbourhood Plan 2 for a Royal Town Planning Institute (RTPI) Plan making award.
- b. **Wiltshire Council's Draft Local Plan Examination:** To consider any updates <https://www.localplanservices.co.uk/wiltshirelpexamination>
- To note the Inspectors' Response to Wiltshire Council's Suggested Work Programme and Next Steps and to consider implications.
- c. **National Planning Policy Framework (NPPF)**
- To note responses submitted to consultation on changes to NPPF

- 13. Premises Licenses applications and decisions:**
- a. [PR202602-597116](#) Oakfield Stadium, Melksham Football & Rugby Club, Eastern Way, Melksham, SN12 7GU (for Wiltshire Throwback Festival 2026)  
**Consultation ends 23<sup>rd</sup> March 2026.**
- To approve notes of meeting held with the applicant, Jarboom, if available.
  - To consider the license application
- 14. Appeals**
- a. To note appeal decisions (if determined)
- b. To note letters sent to the Secretary of State from stakeholders regarding the Snarlton Farm appeal.
- 15. Planning Enforcement: To note any new planning enforcement queries raised and updates on previous enforcement queries.**
- 16. S106 Agreements and Developer meetings: (*Standing Item*)**
- a. **Updates on ongoing and new S106 Agreements**
- i. Pathfinder Place
- ii. To consider correspondence regarding the bus stop opposite the Townsend Farm development
- iii. To note any S106 decisions made under delegated powers
- b. **Contact with developers:**
- i. To receive feedback from the meeting held on 24<sup>th</sup> February 2026 with the developer for the former Library site and to approve meeting notes (if available)

Copy to all Councillors