



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday 13th May 2025

To all members of the Council Planning Committee: Councillors Richard Wood, Alan Baines, John Glover (Chair of Council) David Pafford (Vice 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 19th May 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=85053406603>

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**
2. **To receive Apologies and approval of reasons given**
3. **Chairman & Vice Chair of Finance Committee for 2025/26**
 - a. To elect **Chair** of Planning Committee for 2025/26
 - b. To elect **Vice-Chair** of Planning Committee for 2025/26
 - c. To note scheme of delegation for planning committee
4. **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.
 - c. To note standing Dispensations relating to planning applications.
5. **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.
6. **Public Participation**
7. **To consider the following new Planning Applications:**
 - a. [PL/2025/03423](#) **8 Blenheim Park, Bowerhill, Melksham, SN12 6TA**
Full planning permission: Conversion of existing dwelling into two dwellings with associated works.
Applicant: Mr & Mrs Russell & Amy Poulson **Comments by 22nd May 2025**
 - b. [PL/2025/03316](#) **8 Blenheim Park, Bowerhill, Melksham, SN12 6TA**
Full planning permission: Demolition of existing attached garage and carport. Erection of 2No. detached four bedroom dwellings.
Applicant: Mr & Mrs Russell & Amy Poulson **Comments by 28th May 2025**
 - c. [PL/2025/03816](#) **Vine Cottage, 11, Beanacre, Melksham, SN12 7PT**
Householder application: Erection of a single-storey structural glass extension to the front elevation of the dwelling, projecting 2 metres and spanning 5.2 metres in width. The extension comprises full-height frameless glazing to the walls and roof and will be used as additional ground-floor living space.
Applicant: Mr Steve Hollowood **Comments by 22nd May 2025**
 - d. [PL/2025/03513](#) **Land North of Top Lane, Whitley, Melksham (E388633, N166527)**
Permission in principal: Permission in principal for up to 6 dwellings
Applicant: Ms Patricia Eaton **Comments by 23rd May 2025**

- e. [PL/2025/03957](#) **5 Valentia Court, Bowerhill, Melksham, SN12 6FF**
Householder application: Proposed First Floor Rear Extension.
Applicant: Mrs Clements **Comments by 29th May 2025**
- f. [PL/2025/02015](#) **The Willows, Lower Woodrow, Forest, Melksham, SN12 7RB**
Full planning permission: Construction of a new garage and home office and associated change of use of paddock land to residential (C3).
Applicant: Mr & Mrs Fletcher **Comments by 29th May 2025**
- g. [PL/2025/03991](#) **293 Sandridge Common Melksham, SN12 7QS**
Householder application: Proposed Two Storey Side extension
Applicant: Mr Paul Smith **Comments by 30th May 2025**

8. 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/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 **Comments by 23rd May 2025**

To consider additional information: proposed site layout, swept path analysis, internal visibility splay and geometric assessment.
To consider additional comments from Highways, Conservation and Education.

To consider issues raised by Townsend Farm residents regarding Phase 1 installation and consider including in comments on Phase 2 reserved matters application.

9. Current planning applications: Standing item for issues/queries arising during period of applications awaiting decision.

- a. [PL/2024/07097](#): **Land south of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP:** Erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating Classes E(b), E(g) and F2(b) and (c)); open space and dedicated play space and service infrastructure and associated works on and South of Snarlton Farm (Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way) - Resubmission of PL/2023/07107). Applicant: Catesby Estates Promotions Limited.

No new comments or documents

- b. [PL/2024/10674](#): **Land off Woodrow Road, Woodrow Road, Melksham, SN12 7AY** Outline application with all matters reserved except for access for the development of up to 70 dwellings, open space, ecological enhancements, play space, associated infrastructure (including drainage structures and works to the public highway), access, parking, servicing and landscaping. Applicant: Waddeton Park Ltd

No new comments or documents

- c. [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 consider new comment from Rights of Way

- d. [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 consider new comments from Wessex Water

- 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).

To consider new comments from Urban Design

- f. [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 consider new comments from Landscape, Ecology and Conservation.**
- **To consider attending Wiltshire Council's Planning Committee meeting and speaking to this application.**

10. Premises Licences applications and decisions:

- a. **WTF Festival**, Oakfield Stadium, Eastern Way, Melksham, SN12 7GU. Applicant: Jarboom Ltd. Amplified Live Music (Outdoors), Recorded Music, Supply of Alcohol, Fri 20/06/25 & Sat 21/06/25 13:00 – 23:00 Sun 22/06/25 12:00 – 21:00. Open to the public Fri 20/06/25 & Sat 21/06/25 13:00 to 01:00 Sun 22/06/25 12:00 – 23:00

Licensing Committee Meeting rescheduled for 28th May 2025 11.30am

Proposed venue: Kennet Room - County Hall, Bythesea Road, Trowbridge, BA14 8JN.

To consider any new information or updates

11. Proposed Energy Installations

- a. **To consider a response to National Grid Electricity Transmission Compulsory Purchase Order 2025.** <https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/cotswolds-project>
- b. **To consider reply to parish council's formal response to Brockleaze BESS (Battery Energy Storage System) public consultation**
- c. **To consider correspondence from the National Grid related to the substation upgrade and potential site visit**

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

13. Planning Policy:

- a. **Joint Melksham Neighbourhood Plan:** To note next steps
- b. **Wiltshire Council's Draft Local Plan Examination:** To consider any updates <https://www.localplanservices.co.uk/wiltshirelpexamination>
- c. **Planning and Infrastructure Bill** – To note new government planning policy https://www.gov.uk/government/news/planning-reforms-to-slash-a-year-off-infrastructure-delivery?utm_medium=email&utm_campaign=govuk-notifications-topic&utm_source=ac6f6f90-5651-4a8e-990f-ebaafb05da39&utm_content=daily

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

a. Updates on ongoing and new S106 Agreements

i. Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS

[PL/2023/11188](#): Demolition of agricultural buildings and development of up to 500 dwellings, up to 5,000 square metres of employment, land for a primary school, land for mixed use hub, open space. Applicant: Tor & Co for Gleesons

To consider any queries arising from ongoing negotiations and approve way forward

ii. Pathfinder Place:

- To note any update on outstanding issues and consider way forward.
- To note update regarding transfer of Play Area

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

- To note any updates and consider a way forward.

iv. To note any S106 decisions made under delegated powers

b. Contact with developers:

i. Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504) – reserved matters

To approve notes from meeting with the new developer (Tuesday 6th May 2025) and consider any formal response

ii. Land at Bath Road (adjacent to Melksham Oak) - pre-application

To approve notes from meeting with the new developer (Tuesday 6th May 2025) and consider any formal response

iii. To consider the best days and times for scheduling meetings with developers

Copy to all Councillors