



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Monday 17th November 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 24th November 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=89889730228>

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. **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/2025/08613](#) **Land South of 214B Corsham Road, Whitley, SN12 8QF**
Permission in Principle: Erection of up to 5 Dwellings
Applicant Name: Mr Tom Nicholas **Comments By: 25th November 2025 (extension agreed)**
 - b. [PL/2025/08762](#) **Annexe, Kays Cottage, 489 Semington Road, Melksham, SN12 6DR** Certificate of Lawfulness for use of existing annexe as separate dwellinghouse (Revised Application) Applicant Name: Mr Paul Williams **Comments By: 12th December 2025**
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/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. **Comments By: 1st December 2025**
 - b. [PL/2025/07044](#) **Former Countrywide Site, Bradford Road, Melksham**
Full planning permission Proposal: The construction of a new discount foodstore, car parking, access and landscaping on land at Bradford Road, Melksham. Applicant Name: Aldi **Comments By: 8th December 2025**
Note: this application is not in Melksham Without Parish but adjacent to the boundary
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

Comprehensive set of revised documents.

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

New comment from Landscape.

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/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 comments from Open Space team, Environment Agency, Environmental Health, Urban Design, Housing Enabling Team, Arboricultural Officer, Waste (refuse + management), Drainage and Public Protection.

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 note new comments from Arboricultural Officer and Wiltshire and Berkshire Canal Trust.

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.

No new documents or comments.

g. [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 documents or comments.

9. Appeals

a. [PL/2023/05883](#): **Land to the rear of 52e, Chapel Lane, Beanacre, SN12 7PX**

Outline application with all matters reserved. Erection of three dwellings, with access, parking, and associated works including landscaping (Outline application

with all matters reserved - Resubmission of PL/2022/06389). Applicant: Ian Taylor and John Lee.

To note appeal 6001365 and to consider updating comments (deadline **9th December 2025**)

- b. [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.

To note Wiltshire Council's Statement of Case, to consider next steps and to agree who will speak at the hearing.

- c. [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

To consider next steps and to agree who will speak at the hearing.

10. Proposed Energy Installations

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

To note new comments from Public Protection.

- b. Lime Down Solar

To consider comments for submission (deadline 9th January 2026)

- c. Wick Solar Farm ([20/06840/FUL](#)), Studley Solar Farm ([PL/2021/08690](#)) and associated cable installation ([PL/2025/05856](#))

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

- e. Future Energy Landscapes in Wiltshire

To note the Corsham Community Energy Workshop report and to consider completing the Survey on renewable energy in the Corsham area.

11. Planning Policy:

- a. **Joint Melksham Neighbourhood Plan (NHP):**

- To consider using the Tools from NHP training or a checklist (as shared by a local town council) as protocol for considering planning applications.
- To reflect on responses to planning applications for future review of the Neighbourhood Plan

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

No new updates

- c. To note announcement from Wiltshire Councillor Adrian Foster, Cabinet Member for Planning and Housing, that from 11th November 2025 all planning applications that come to Wiltshire will have to include houses for social rental, not just affordable rental.
- d. To note that Wiltshire Council's Local Nature Recovery Strategy (LNRS) has been adopted and published

12. Premises Licenses applications and decisions:

None

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. Semington Road

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

a. Updates on ongoing and new S106 Agreements

- i. **Pathfinder Place:**
- ii. **Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
 - To receive an update on the proposed change to s106 re highways condition
 - To note updates on the progress of the bridge
- iii. **To note S106 Consolidated List**
- iv. **To note any S106 decisions made under delegated powers**

b. Contact with developers:

- i. To note feedback from pre-application meeting with Corsham Cricket Club regarding plans for new facilities and artificial pitch at Beanacre Community Field.

Copy to all Councillors