



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Monday 27th 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 3rd 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=87617479156>

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/2025/07615](#) **11 Chamier Close, Bowerhill, Melksham, SN12 6XZ** Householder Application: Replace the existing metal railings that form the boundary next to Pathfinder Way with a 6ft wooden fence
Applicant Name: Mrs Alexandra Jones **Comments By: 5th November 2025**
 - b. [PL/2025/08036](#) **Snarlton Farm, Eastern Way, Melksham, SN12 7PP**
Removal/variation of conditions: Variation of Condition 2 (approved plans) of PL/2023/09968 to vary parking location & divide building
Applicant Name: T & J Stainer Ltd **Comments By: 14th November 2025**
 - c. [PL/2025/08100](#) **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 curtilage.
Applicant Name: Mr & Mrs Fletcher **Comments By: 21st November 2025**
 - d. [PL/2025/08265](#) **Bath Road, Shaw, SN12 8EF** Hedgerow removal notice: The 3m section of hedgerow was removed to facilitate a construction project undertaken by Wessex Water. The hedgerow was removed under consent reference: PL/2025/03656. This consent stated that the hedgerow would be replanted upon completion of the project. The land owners have requested that the hedgerow is not replanted as originally proposed. The section of hedgerow is positioned on the edge of the private driveway onto a 40mph highway. The landowners have advised that the permanent removal of this hedgerow will provide significant visibility benefits when exiting the driveway with their vehicle. To compensate for the permanent loss of hedgerow, Wessex Water will replant an equivalent section of hedgerow within an existing gap where no hedgerow is present. This will be replanted in the upcoming planting season. Details of this are provided in documents submitted within this application.
Applicant Name: Wessex Water **Comments By: 13th November 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).
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 Waste and Melksham Town Council

To consider correspondence regarding drafting of S106 agreement

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

To note appeal APP/Y3940/W/25/3374421 and hearing start date of 3rd February 2026.

To consider updating comments (deadline **19th November 2025**)

c. **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 appeal APP/Y3940/W/25/3373278 and hearing start date of 20th January 2026.

To consider updating comments (deadline **13th November 2025**)

d. **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 new comment from Waste Management

e. **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 comments

- 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.

No new comments

- g. [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 Highways (x2), Rights of Way, Ecology, Melksham Town Council, Pathfinder Place Residents Association and residents.

To consider alternative access for construction traffic and for residential traffic (MIN286/25a in the Full Council Minutes from 20th October 2025)

To consider submitting additional comments in relation to the appeal conditions, concerns about noise and information received about the build out on Maitland Place.

- h. [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 new comments from Ecology, Highways, Waste and Public Arts.

- i. [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

- j. [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 comments

- k. [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

To note correspondence sent to the Planning Officer

10. Proposed Energy Installations

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

b. Lime Down Solar

To note questions sent from Community Action Whitley and Shaw (CAWS) to Lime Down and the Planning Inspectorate.

c. National Grid projects

To consider the list of current and future projects supplied by National Grid, and the comparison with projects on the NESO list. To consider raising with Cabinet Members (Highways/Planning) concerns about cumulative impact on residents and piecemeal approach.

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

11. Planning Policy:

a. Joint Melksham Neighbourhood Plan:

To consider updating the email address used on the Neighbourhood Plan website.

To note website updates to date.

To confirm attendees for training on 10th November.

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

To consider submitting written representations for Stage 3 of the Examination Hearings

c. To consider Briefing Note 25-08 Gypsies and travellers

d. To note resurrection of WALPA (Wiltshire Area Localism and Planning Alliance) and to consider appointing a representative to attend on-line meetings.

e. To note engagement with Chippenham Town Council regarding speculative development.

12. Premises Licenses applications and decisions:

- USP Digital at Office 4, Evans Business Centre, Hampton Park West, Melksham SN12 6LH: supply of alcohol OFF sales – Mon to Sun 08:00 to 20:00.

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

c. Semington Road

d. Berryfield Lane

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 and school site
- To consider update on highway adoption and bus shelter

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

- To consider the wording of the proposed change to s106 re highways condition
- To note updates on the progress of the bridge

iii. To note S106 Consolidated List and consider requesting funding and land for future cemetery provision.

iv. To note any S106 decisions made under delegated powers

b. Contact with developers:

- To note that Barratt Homes will be the developer for Blackmore Farm (outline [PL/2023/11188](#))
- To arrange/feedback from pre-application meeting with Corsham Cricket Club regarding plans for new facilities and artificial pitch at St Barnabas Community Field, Beanacre.

Copy to all Councillors