



MELKSHAM WITHOUT PARISH COUNCIL

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Tuesday 7th July 2026

To all members of the Council Planning Committee: Councillors Richard Wood (Chair of Committee), Alan Baines (Vice Chair of Committee), 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 13th July 2026 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

PLEASE NOTE THAT THERE IS WORK BEING UNDERTAKEN IN THE CAMPUS CARPARK SO LEAVE PLENTY OF TIME TO ARRIVE AND FIND A PARKING SPACE AS THERE WILL BE FEWER SPACES AVAILABLE THAN USUAL. YOU MAY NEED TO USE ALTERNATIVE CAR PARKS IN THE AREA.

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=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09&omn=86763169914>

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**, including Permission in Principle applications received within the required timeframe (14 days):
 - a. [PL/2026/03638](#) - **2a Valldata House, Valldata, Halifax Road, Bowerhill**. Full planning permission - Erection of a first-floor extension to the north of the site and a three-storey side extension on the western elevation, with new access arrangements and associated works. Applicant: J.J. Lee Ltd. **Comments By 17th July 2026**
 - b. [PL/2026/03593](#) - **B3, Ashville Centre, Commerce Way, Melksham**. Full planning permission - Proposed Fenestration Changes. Applicant: Mr Ryan Poolman. **Comments By: 16th July 2026**
 - c. [PL/2026/03850](#) - **PUBLIC OPEN SPACE, FALCON WAY, BOWERHILL**. Consent under Tree Preservation Orders - G4 – Ash, Limes, Field Maples trees - crown raise to 3m above footpath and 5.2m over highway and clear around lighting column for a 2m clearance Lime trees are protected by TPO W/07/00016. Applicant: Sheppard. **Comments By: 15th July 2026**
 - d. [PL/2026/03753](#) - Garden House, Sandridge Park, Sandridge Common: Householder planning permission - Erection of single-storey extension to north-east elevation. Applicant: Mr & Mrs S Curtis. **Comments By: 23rd July 2026**
 - e. [PL/2026/03551](#) - **Melksham Library, Lowbourne, Melksham**. Wiltshire Council R3 - 55 extra care flats (C3) with ancillary care facilities, landscaping, access drive and parking, and related works including demolition of existing buildings. Applicant: Wiltshire Council. **Comments By: 24th July 2026**

Note: although this application is outside the parish, it is an allocated site in the Joint Melksham Neighbourhood Plan – Policy 7.2.
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 15th July 2026
- To note comments submitted by Maitland Place Residents Association and Drainage
- [PL/2026/01378](#) Discharge of Condition 18 (Construction Management Statement) of PL/2022/08504 – no new comments or documents.
- [PL/2026/01660](#) Discharge of Condition 19 (Noise Protection Scheme) of PL/2022/08504 – no new comments or documents.
- b. [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). Comments by 16th July 2026
- To consider the response to the Tree Preservation Order (TPO) request and the use of a Tree Protection Plan (as a pre-commencement condition) in light of Bowerhill requests (MIN 078/26).
 - To consider additional comments regarding the height of the dwellings on the building heights parameter plan.
 - To consider who will attend the Western Area Planning Committee, on Wednesday 19th August 2026 at 3pm, to speak on this application and to review any final comments to be submitted.
- 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. Applicant name: The Silverwood Partnership. **Comments by 14 July 2026**
- To consider feedback from Wiltshire Council, if received, regarding access arrangements
- d. [PL/2025/05552](#) **Land South of Brockleaze, Neston, Corsham, SN13 9TE.** Full planning permission: Battery Energy Storage System with associated infrastructure. **Comments by 20th July 2026**
- To support and submit the Ninth Addendum and Tenth Addendum to CAWS Document on Brockleaze BESS

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

- a. [PL/2024/10345 \(FULL\)](#) and [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
- PL/2024/10345 (FULL) – No new documents or comments

- PL/2025/09780 (OUT) – No new documents or comments
- b. [PL/2026/01555](#) - **Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS**. A reserved matters application (appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure – Reserved Matters pursuant to Outline permission PL/2023/11188 Applicant name: BDW Trading Ltd (David Wilson Redrow South West).
 - To note comments related to TPO – to be considered later in the agenda
 - To consider feedback from Wiltshire Council (if received) on scheme revisions
 - To consider alignment of the proposed development with sections of Joint Melksham Neighbourhood Plan 2.
- c. [PL/2026/02966](#) - **Blackmore Farm, Sandridge Common, Melksham, SN12 7QS (East of Blackmore)** Outline planning application for the erection of up to 275 dwellings (including affordable housing), associated infrastructure, landscape and biodiversity enhancements, with all matters reserved except for the main access from Sandridge Common. Applicant name: Gleeson Land.
 - To note comments from Conservation and Active Travel England
 - To consider alignment of the proposed development with sections of Joint Melksham Neighbourhood Plan 2.
- 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
 - No new documents or comments.
- e. [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 responses to recent correspondence (if received)
- f. [PL/2026/01787](#) - **Cricket Ground, Land North West Of St Barnabas Church, Nr Melksham, SN12 7PT**. Full planning permission: Erection of wooden changing pavilion/facility. Applicant name: Corsham Cricket club

9. To consider response to Public Consultations:

- a. Proposal at Semington Road for 195 dwellings – Bellway and Savills: <https://tinyurl.com/BellwayMelksham>
 - To approve the notes of the meeting held with Bellway on Wednesday 24th June 2026.
 - To consider feedback from public consultation event on 10th July 2026.
 - To agree comments to be submitted to the consultation (considering review of comments submitted for neighbouring application).

b. To consider submitting comments to public consultation for:

- Proposal at Great Whaddon (between Hilperton and Semington) for 1,300 homes with a new centre and a new school - Lightwood and Pegasus Group <https://www.greatwhaddonconsultation.com/> (12th July 2026)
- Proposal at Pewsham, Chippenham for 1,200 homes, land for a primary school and a local centre - Gallagher Developments and Gleeson Land <https://www.pewshamchippenham.co.uk/> (28 June 2026)

10. Tree Preservation Order

- To consider commenting on the Tree Preservation Order (TPO/2026/00015) for Snarlton Farm, Eastern Way, Melksham (deadline 20th July 2026)

11. Proposed Energy Installations

a. Lime Down Solar (LDS)

To note Planning Inspectorate updates on the Lime Down Solar Project

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010168/project-updates>

b. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)

- To approve the notes of the meeting held with Aureos on Wednesday 1st July 2026.
- To note any progress with potential drainage works and Shaw Village Hall carpark as community benefit.
- To consider any feedback following concerns raised about Westlands Lane road condition.

12. Wiltshire Council Engagement about Cumulative Impact.

To consider Wiltshire Council response to 12 recommendations from the parish council (if received).

13. Wiltshire Throwback Festival (WTF) 2026

- To consider feedback from Wiltshire Throwback Festival 2026
- To consider possible inconsistency of Wiltshire Council's of planning requirements for local Music Festival events (e.g. WOMAD)

14. Wilts and Berks Canal Trust

- To approve the notes of the meeting held with the Wilts and Berks Canal Trust on Wednesday 1st July 2026.
- To consider the next steps regarding the Memorandum of Understanding

15. Planning Policy:

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

- To reflect on responses to planning applications for future review of the Neighbourhood Plan (standing item)

- ii. To note the outcome of the Melksham Neighbourhood Plan's nomination for **Best Plan** award in the RTPI South West Awards for Planning Excellence 2026
- b. **Wiltshire Council's Draft Local Plan:**
 - i. To note Wiltshire Council's notice of intention to commence the preparation of a new Wiltshire Local Plan and to consider next steps.
 - ii. To consider any information, if received, on the impact of the withdrawal of the draft Local Plan
- c. To note the government's consultation on proposals for new and amended permitted development rights and to consider a response (deadline 5th August 2026).

16. Appeals

- a. To note appeal decisions (if determined)
- b. To note and to consider commenting on the Whistle Mead appeal ([PL/2023/01914](#): appeal 6009873). Hearing schedule to start 22nd September 2026 (new comments by 21 July 2026)

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

- a. Berryfield Lane

18. S106 Agreements and Developer meetings: (Standing Item)

- a. Updates on ongoing and new S106 Agreements
 - i. Pathfinder Place
Updates on S278 and S38 works
 - ii. To note any S106 decisions made under delegated powers
- b. Contact with developers:
 - i) To note the meeting planned for Tuesday 14th July 2026 at 12.30pm regarding the development behind Townsend Farm, Semington Road PL/20/07334 (Phase 1) & PL/2022/08155 (Phase 2)
 - ii) To note Community Engagement programme for new Wiltshire Council Central Depot (Melksham)
- c. Transparency of draft s106 agreements: to consider correspondence with Wiltshire Council (if received)

Copy to all Councillors