



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Monday 19th October 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 26th October 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=89002662229>

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. **Wiltshire Council Local Plan**
 - a. To receive feedback from the spatial planning meeting held with Wiltshire Council earlier in the day and to consider the next steps.
7. **To consider the following new Planning Applications, including Permission in Principle applications received within the required timeframe (14 days):**
 - a. [PL/2026/06650](#) - **41, Lysander Road, Bowerhill, SN12 6SP** Full planning permission: Construction of new industrial manufacturing and storage building with entrance office, WC's and carport. Applicant name: Mr Jonathan McFarlane
Comments by 13 November 2026
 - b. [PL/2026/06352](#) - **Outmarsh Farm, Outmarsh, Semington, Trowbridge, BA14 6JX** Full planning permission: Retrospective planning permission for the retention and use of one existing static caravan as short-term holiday accommodation for a maximum of two guests, with associated existing parking and access arrangements. Applicant name: Imperial Cleaning Services **Comments by 10 November 2026**
 - c. [PL/2026/06409](#) - **LAND ALONG AND SOUTH OF BATH ROAD, BOWERHILL, SN12 6RE** Hedgerow removal notice: 24m in four sections of temporary hedgerow removal is required to facilitate upcoming works by Wessex Water to reroute two existing water mains for an upcoming warehouse development. The pipes will be laid beginning at ST 92344 61913 and ending at ST 92367 62152. Due to the pipe diameters and materials, the full length of the pipework needs to be laid via open cut and no alternative methods are viable. The pipeline route crosses the four hedgerows and requires 6m sections to be removed from each to allow for trenching. Upon completion of the scheme, the hedgerow will be replanted in line with Wessex Water Standards, a copy of this has been submitted with this hedgerow removal application. Applicant name: Mr Joe Wright. **Comments by 3 November 2026**

- d. [PL/2026/06682](#) - **6 PLANE TREE CLOSE, WHITLEY, MELKSHAM, SN12 8RN**
Consent under Tree Preservation Orders - T1 London Plane - Reduction of over extended lateral branches on all sides. Pruning work: North - reduce over extended lateral branches by up to 4 metres. East - reduce over extended lateral branches by up to 4 metres. South - reduce over extended lateral branches by up to 3 metres. West - reduce over extended lateral branches by up to 3 metres. General pruning to balance the trees shape as feasible. Applicant name: Lorraine Petty **Comments by 10 November 2026**

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/2026/02458](#) **Land East of Eastern Way, Melksham (Lidl)** Full application for the construction of a new food store (Class E) with associated parking, landscaping, drainage and servicing. The proposed development incorporates: • A single storey building with a total floor space of 2184m² (GIA) including a net sales area of 1529m². • 132 car parking spaces including 6 disabled bays, 9 parent and child spaces and 2 electric vehicle charging spaces. • Comprehensive landscaping scheme. • SUDS drainage scheme. Applicant name: Lidl Great Britain Limited **Comments by 23 October 2026**
- b. [PL/2025/05552](#) **Land South of Brockleaze, Neston, Corsham, SN13 9TE** (outside Melksham Without parish) Full planning permission - Battery Energy Storage System with associated infrastructure. Applicant name: Grenergy Renewables UK Ltd **Comments by 3 November 2026**

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

- a. [PL/2026/04916](#) - **Land west of Semington Road, Melksham.** Outline application for up to 225 dwellings, with access from Semington Road, along with public open space and landscape buffers to incorporate existing rights of way and to accommodate the route of the proposed Melksham Link Canal (under separate application W/12/01080/FUL). Demolition and clearance of all existing buildings and structures on the site. All matters reserved other than vehicular access from Semington Road.
- To prepare a specific, prioritised list of infrastructure and community requests to share with the developer
 - To approve the notes from the developer meeting held on 7th October 2026
 - To note the comments from Highways, Transport Planning and Passenger Transport and to consider inclusion in the list of requests to the developer
 - To review connectivity with adjacent developments
- 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).
- To note/consider correspondence about the Western Area Planning Committee minutes, the agreed resolution and the parameter plan.

- c. [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
- To note the developer meeting to be held on Tuesday 27th October at 1pm
- b. [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. Note: Joint Melksham Neighbourhood Plan allocation 7.3
- [PL/2026/01378](#) Discharge of Condition 18 (Construction Management Statement) of PL/2022/08504
- [PL/2026/01660](#) Discharge of Condition 19 (Noise Protection Scheme) of PL/2022/08504
- To consider the revised Construction Method Statement submitted on PL/2026/01378 Discharge of Condition 18, and the associated objection submitted by the Pathfinder Place Residents Association
 - To consider any response received to pre-application enquiry ENQ/2026/01882 proposing possibility of alternative highway arrangements in relation to PL/2022/08504 (Outline) and PL/2025/07391 (Reserved Matters)
- c. [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 consider new Highways comments (responding to comments from the developer/Turley)
 - To consider any response received to pre-application enquiry ENQ/2026/01880 proposing possibility of alternative highway arrangements in relation to outline planning permission PL/2023/11188
- d. [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 consider any responses received from statutory consultees to enquiries about the safeguarding of the Melksham Bypass route
- e. [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

dwelling), land reserved for expansion of secondary school, public open space, landscaping and associated engineering works. Applicant Name: Hannick Homes & Developments Ltd

- f. [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. Note: Joint Melksham Neighbourhood Plan site allocation 7.2
- g. [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.
 - To note Highways comments and to consider a response
- h. [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. Note: Joint Melksham Neighbourhood Plan site allocation 7.5
 - To consider the updated draft Heads of Terms (v3)

10. Planning Policy:

- a. **Joint Melksham Neighbourhood Plan (NHP):**
 - i. To reflect on responses to planning applications for future review of the Neighbourhood Plan (standing item)
 - ii. To consider a request for future Local Green Space designation for land between Melksham Oak Community School and Eastern Way.
- b. To consider the request from Wiltshire and Bath Air Ambulance to register the airfield as an Aviation Safeguarding Interest ensuring surrounding property developments, land uses, and construction activities do not compromise the safety of aircraft during takeoff, landing, or low-level flight.
- c. To consider any questions to raise at the Wiltshire Council annual Planning Forum for Town and Parish Councils

11. Proposed Energy Installations

- a. Lime Down Solar (LDS)
 - To note that the Planning Inspectorate examination for the Lime Down Solar Project is scheduled to close on **21 October 2026**. The examiner's report will be submitted to the Secretary of State within 3 months of the close of examination (by January 2027) and a final decision is expected early in 2027
- b. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)
- c. To consider correspondence regarding the National Grid Community Benefit scheme eligibility
- d. To consider Wiltshire Council response to 12 recommendations from the parish council (if received).

- 12. Appeals:** To note appeal decisions (if determined)
- 13. Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- 14. 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. Buckley Gardens
 - iii. To note any S106 decisions made under delegated powers
 - b. Contact with developers:
 - i. Woodstock Strategic – Loves Farm, Bath Road (A365)
 - To approve the notes of the meeting held with the developer on Wednesday 21st October 2026
 - To consider comments to be submitted to the public consultation
 - c. Transparency of draft s106 agreements:
 - i. To consider correspondence with Wiltshire Council (if received)

Copy to all Councillors