MELKSHAM WITHOUT PARISH COUNCIL
Clerk: Mrs Teresa Strange

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Monday 23rd November 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 30th November 2026 at 8.00pm** 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=81536304157

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/2026/07104 - Land North West Of Semington Bridge, Canal Bridge, Melksham** Scoping Opinion for a new full planning application for the Melksham Link to be submitted in 2027. Applicant name: Wilts & Berks Canal Trust **Comments by 01 December 2026**
   b. **PL/2026/07447 - Church Farm, Bath Road, Shaw, Melksham, SN12 8EF** Full planning permission Change of Use of Units 7–10 from Use Class B2 (General Industrial) to Use Class E (Commercial, Business and Service) Applicant name: Church Farm Commercial Ltd **Comments by 18 December 2026**
   c. **PL/2026/07206 - Land to the South of Western Way, Melksham, Wiltshire** Reserved Matters (appearance, landscaping, layout and scale) for 210 residential dwellings (Use Class C3), with associated open space, landscaping and parking, incorporating an alternative suite of house types to those proposed under PL/2025/07391, pursuant to Condition 2 of Outline Planning Permission PL/2022/08504. Applicant name: BDW Trading Ltd **Comments by 18 December 2026**
   d. **PL/2026/06907 Land at Upside, Melksham** Variation of Conditions 2, 3, 4, 9, 10, 12, 14, 15, 16, 21 and 22 of Planning Application PL/2022/06221 Applicant name: Mr Ashleigh Yarrow **Comments by 18 December 2026**
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 (FULL)** & **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 consider the comment submitted by Melksham Town Council (20/11/2026)

b. **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 consider Wiltshire Council correspondence about a Berryfield shop

c. **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 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)

d. **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

e. **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).

- PL/2026/05372 Discharge of condition 14 of PL/2023/11188 (Community Hub Concept Plan) - **To consider planning officer correspondence regarding the mobility hub**
- 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

f. **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 to correspondence about the safeguarding of the Melksham Bypass route
- To consider the Rights of Way comments

g. **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

h. **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

i. **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 that the Gateway Test has been passed and the application will be considered by committee

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. Note: Joint Melksham Neighbourhood Plan site allocation 7.5

- To consider the response to correspondence about wider flood mitigation (Melksham Neighbourhood Plan Policy 3)

9. 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 correspondence regarding application of NHP Policy 3 for Flood Mitigation

b. **Wiltshire Council Local Plan**
   i. To note evidence gathering for Housing Land Supply – NHP2 site allocations

ii. To consider the response to a question about Business Survey at the WC Planning forum for Town and Parish councils on Tuesday 17th November 2026

10. Proposed Energy Installations

a. **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

- To consider the objection from Wessex Water

b. Lime Down Solar (LDS)

c. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and, Studley Solar Farm (DNOC for Verdant Energy), and Wales and West gas main replacement program.

d. To consider correspondence regarding the National Grid Community Benefit scheme eligibility

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

11. Appeals: To note new appeals and appeal decisions (if determined)

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

13. 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

c. Transparency of draft s106 agreements:
   i. To note new scheme starting 1st December

Copy to all Councillors