



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Wednesday 12th March 2025

To all members of the Council Planning Committee: Councillors Richard Wood (Chair of Planning), Alan Baines (Vice Chair of Planning), John Glover (Chair of Council) David Pafford (Vice 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 17th March 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=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09&omn=84307192304>

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.
 - c) To note standing Dispensations relating to planning applications.
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/2025/01259](#): Land at Norrington Lane, Shaw, Melksham, Wiltshire:** The Erection of an Equestrian Stabling Barn, the Erection of an Outdoor Riding Arena (Manège), the Siting of a Muck Heap Trailer, the Installation of an Access Track, and the Change of Use of the Land to Equestrian for Private Use. Applicant: J Bollen
Comments by: 18th March 2025.
 - b) **[PL/2025/01290](#): 71B School Lane, Shaw, Melksham, SN12 8EJ:** Single storey side extension to provide a double garage, wc and office with room in loft. Applicant: Mr P Bennett. **Comments by: 18th March 2025.**
 - c) **[PL/2025/01653](#): 40 Locking Close, Bowerhill, Melksham, SN12 6XR:** Proposed Single Storey Side Extension. Applicant: Mr Runnacles. **Comments by: 19th March 2025.**
 - d) **[PL/2025/01044](#): 1 Wellesley Close, Bowerhill, Melksham, Wilts, SN12 6XT:** Two storey side extension. Applicant: Mr & Mrs Joseph & Emily Guest. **Comments by 27th March 2025.**
 - e) **[PL/2025/02015](#): THE WILLOWS, LOWER WOODROW, FOREST, MELKSHAM, SN12 7RB:** Construction of a new garage and home office and associated change of use of paddock land to residential curtilage. Applicant: Mr & Mrs Fletcher.
Comments by: 3rd April 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/2024/07097: 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.
- ADDITIONAL INFORMATION – new Design & Access Statement Addendum – A Guide for Placemaking Comments by: 21st March 2025.**
8. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
- a) **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
New comments from Waste Officer particularly regarding swept path analysis
- b) **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
New comments from Ecology and Urban Design Officers
- c) **PL/2024/09725 Land off Corsham Road, Whitley, Melksham** 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.
New Interim Ecological Assessment
To consider correspondence from Neighbourhood Plan consultants on this application.
- d) **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).
See in particular new comments from Public Protection, Wilts & Berks Canal Trust, Landscape officer, Drainage team, Highways Officer.
To note application has been called in.

- e) **[PL/2024/11426](#): Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts:** Construction of warehouse with office space, parking and associated landscaping including site access.
 - f) **[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.
New comments from Urban Design, Highways, Public Protection
9. **Lime Down Solar** To note CAWS (Community Action: Whitley & Shaw) response to stage 2 of the Statutory Consultation and to consider the parish council's response. **Deadline for Comments: 19th March 2025**
10. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- a) **Westlands Lane, Beanacre:** To note action taken on the following issues raised by residents, including noise vibration, displaced wildlife, mud and gravel on the road, rubbish accumulating, degradation of road surface and lorries ignoring construction management plans and using the route to sites via the A350 and weight limit bridge
 - b) **Berryfield Lane, Berryfield:** To receive update on current enforcement action
11. **Planning Policy:**
- a) **Joint Melksham Neighbourhood Plan:**
 - i) To approve response as a Qualifying Body following queries raised by the Examiner.
 - ii) To note cessation of funding by Melksham Town Council for this joint project and consider way forward for outstanding payments and commissioned work.
 - iii) To note draft Minutes of last Steering Group meeting 29th January 24.
 - b) **Neighbouring Neighbourhood Plans:** To note following the positive referendum result on 27th February that Wiltshire Council have decided to formally 'make' the Semington Parish Neighbourhood Plan. <https://www.wiltshire.gov.uk/planning-neighbourhood-made-plans>
 - c) **Wiltshire Council's Draft Local Plan Examination:** To note the Inspectors' Initial Questions and dedicated website page for further updates <https://www.localplanservices.co.uk/wiltshirelpexamination>

- d) To consider submitting comments to Wiltshire Council's survey on what should be included in their Local Validation Checklist (**Comments by 21st April**).
<https://www.wiltshire.gov.uk/planning-validation-checklist-consultation>
- e) To note update from Clerk who attended the **Wiltshire Council Planning Forum** for town and parish councils on Weds 5th March, and raised questions on engagement with parish councils on s106 agreements and decisions to defend appeals.
- f) To note launch of **Government's new Planning & Infrastructure Bill** and consider implications at parish level. <https://www.gov.uk/government/publications/the-planning-and-infrastructure-bill/guide-to-the-planning-and-infrastructure-bill#what-does-the-bill-do>

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

a) Updates on ongoing and new S106 Agreements

- i) **Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS**
[PL/2023/11188](#): Demolition of agricultural buildings and development of up to 500 dwellings, up to 5,000 square metres of employment, land for a primary school, land for mixed use hub, open space. Applicant: Tor & Co for Gleasons
 - **To consider any queries arising from ongoing negotiations and approve way forward**

- i) **Pathfinder Place:**
 - To note any update on outstanding issues and consider way forward.
 - To note update regarding transfer of Play Area

- ii) **Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
 - To note any updates and consider a way forward.

- iv) **Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504)** To note any updates and consider a way forward.

- v) **To note any S106 decisions made under delegated powers**

b) Contact with developers:

Copy to all Councillors