



## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

First Floor  
Melksham Community Campus,  
Market Place, Melksham,  
Wiltshire, SN12 6ES  
Tel: 01225 705700

Email: [clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)  
Web: [www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk)

Monday 18<sup>th</sup> November 2024

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), Terry Chivers, Mark Harris and Peter Richardson

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 25<sup>th</sup> November 2024 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.**

Click link here:

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09&omn=81336728476>

Or go to [www.zoom.us](http://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](http://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,

A handwritten signature in cursive script that reads "T. Strange".

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:**
  - [PL/2024/09727:](#) 39 Shaw Hill, Shaw, Melksham, SN12 8EY:** Proposed rear extension and new garage to the front of the property. Applicant: Mr. & Mrs Bensley. **(Comments by 4<sup>th</sup> December 2024)**
  
  - [PL/2024/09807:](#) Westlands Farm, Westlands Lane, Wiltshire, Whitley, SN12 7QG:** Erection of a golf protection net. Applicant: Melksham East Storage Ltd. **(Comments by 5th December 2024)**
  
  - [PL/2024/09782:](#) Unit 1 Lancaster House, Lancaster Park Industrial Estate, Lancaster Road, Bowerhill, Melksham, Wilts, SN12 6TT:** Proposed single storey extension to be used as office and/or showroom. Applicant: Dovetail Installers Ltd (Preston & Co) **(Comments by 5<sup>th</sup> December 2024)**
  
  - [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. Applicant: Mr. Clinton Dicks. **(Comments by: 10<sup>th</sup> December 2024)**
  
  - [PL/2024/09977:](#) Valldata House, Valldata, 2A Halifax Road, Bowerhill, SN12 6YY:** The office space to the north of the plot is to be enlarged, with the addition of a first-floor extension and a new two-storey space to the west side. The land to the north of the plot is to be adapted, providing new walkway access to the north pavement and the existing northeast

site access. Applicant: Mr Paul Darvill. (**Comments by: 10th December 2024**)

7. **To consider Street Trading consent application for Westinghouse Way, Bowerhill, Melksham, SN12 6SP:** To site a 16ft trailer between the times of Monday – Sunday inclusive from 3.30 p.m. – 11.00 p.m for the sale of food. (**Comments 21<sup>st</sup> November; extention requested**)
8. **To consider submitting a representation to the Premises Licence Application for the New Inn Public House, Semington Road, Berryfield, Melksham, SN12 6DT:** For ON and OFF Sales of Alcohol.
9. **To note parish council submitted response to public consultation for proposal for homes on land to the north of Berryfield Lane**
10. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
  - a) **52e Chapel Lane, Beanacre (Planning Application PL/2023/05883)** Erection of three dwellings, with access, parking and associated works including landscaping.
  - b) **Land south of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP (Planning Application PL/2024/07097)** Erection of up to 300 dwellings; land for community use or building, open space and dedicated play space and service infrastructure and associate works
  - c) **Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS (Planning Application 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
11. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
  - a) **Land West of Semington Road, Melksham (Townsend Farm):**  
To note any update regarding unauthorised access to site
  - b) **Mobile Home** installation on Semington Road (near bus gate/Alan Joy Windows)
  - c) **Ex Chicken farm** on Berryfield Lane (to note concerns raised by resident to Environment Agency)
12. **Planning Policy**
  - a) **Melksham Neighbourhood Plan:**
    - i. To note that the Joint Melksham Neighbourhood Plan has been submitted to Wiltshire Council.
    - ii. To note the Melksham Neighbourhood Plan meeting minutes held of Wednesday 25<sup>th</sup> September 2024.
    - iii. To consider response from the NHS and local GP surgery to the Neighbourhood Plan consultation and consider following up requesting a meeting

13. **To note correspondence received from businesses on the Bowerhill Industrial Estate regarding lack of employment space and consider any parish council actions**
  
14. **S106 Agreements and Developer meetings: *(Standing Item)***
  - a) **Updates on ongoing and new S106 Agreements**
    - i) **Pathfinder Place:**
      - To note any update on outstanding issues and consider way forward.
    - ii) **Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
      - To note any updates and consider a way forward.
    - iii) **Land to rear of Townsend Farm for 50 dwellings (PL/2023/00808)**
      - 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.
  
    - vi) **To note any S106 decisions made under delegated powers**
  - b) **Contact with developers:**
    - i. To approve notes from meeting held with Tor & Co and Martin Grant Homes

**Copy to all Councillors**