



## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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

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Tuesday, 8 August 2022

To all members of the Council Planning Committee: Councillors: Richard Wood (Chair of Committee), Alan Baines (Vice Chair of Committee), John Glover (Chair of Council), David Pafford (Vice Chair of Council), Mark Harris, Mary Pile & Terry Chivers

You are invited to attend the Planning Committee Meeting which will be held on **Monday, 15 August 2022 at 7.00pm** at **Melksham Rugby Club, Oakfields, Eastern Way, SN12 7GU** to consider the agenda below: **\*\*\*PLEASE NOTE VENUE\*\*\***

**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>**

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.co.uk](http://www.melkshamwithout.co.uk). If you have difficulties accessing the meeting please call (do not text) the out of hours mobile: 07341 474234

Yours sincerely,

Teresa Strange, Clerk

Serving rural communities around Melksham

## 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 business, 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 Planning Applications:**

**[PL/2022/05827](#):** Ivy Lodge, Lower Woodrow, Forest. Proposed two storey extension to Ivy Lodge. Applicant Ms J Ayliffe **(Comments by 26 August)**

**[PL/2022/05361](#):** Land adjacent 1 Eden Grove, Whitley. Outline application with some matters reserved for erection of a dwelling (access only). Applicant Mr Hiscocks **(Comments by 22 August)**

**[PL/2022/05549](#):** Snarlton Farm, Snarlton Lane. Removal of existing agricultural building and erection of new commercial building falling within use class B8, E(gi) & E(giii), associated works and associated parking. Applicant T & J Stainer (c/o Woolley & Wallis) **(Comments by 25 August)**

7. **Revised Plans** To comment on any revised plans received within the required timeframe (14 days)

**[PL/2021/06824](#):** 489a Semington Road, Melksham. Erection of detached double garage and home office. Applicant Mrs G Willis, Willis & Co **(Comments 17 August)**

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

9. **Premises Licence Application:** The Good Loaf Café, 13 Avonside Enterprise Park, Melksham (NB: The application site is within the town) to play recorded music and sale alcohol
10. **Melksham House Project.** To note update on project from Paula Smith, Capital Projects Team, Wiltshire Council.
11. **Planning Policy**
  - a) **Neighbourhood Planning**
    - i) To note minutes of Steering Group meeting held on 29 June (if available)
    - ii) Update on the Neighbourhood Plan Review.
  - b) **Townsend Farm, Semington Road Planning Appeal (APP/Y3940/W/21/3285428).** To note correspondence from the Planning Inspector, in response to a letter from a resident of Semington Road to Michael Gove MP.
  - c) **To note RTPI report on Rural Planning in the 2020s.** Deferred from previous meeting on 18 July <https://www.rtpi.org.uk/ruralplanning>
  - d) **Future Chippenham** Update. To note update from Wiltshire Council
  - e) **First Homes Policy.** To note Wiltshire Council's interim approach to the implementation of the Government's First Homes policy.
12. **S106 Agreements and Developer meetings: (Standing Item)**
  - a) **To note update on ongoing and new S106 Agreements**
    - i) **Hunters Wood/The Acorns:** Update on Footpath to rear of Melksham Oak School, Community Centre
    - ii) **Bowood View:** To receive update on village hall, play area, bins, and management company.
    - iii) **Pathfinder Way:**
      - To receive update on Play Area, Street works, Public Art, School, replanting
      - To consider a request from a resident of Pathfinder Place to relocate the public art
  - b) **To note any S106 decisions made under delegated powers**
  - c) **Contact with developers**

**Copy to all Councillors**



## Lorraine McRandle

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**From:** Teresa Strange  
**Sent:** 06 August 2022 10:16  
**To:** Lorraine McRandle  
**Subject:** FW: AMENDED CONSULTATION END DATE - New Premises Licence Application - The Good Loaf Cafe, 13 Avonside Enterprise Park, Melksham, SN12 8BT  
**Attachments:** WK202216429 - New Premises Licence Application - The Good Loaf Cafe, 13 Avonside Enterprise Park, Melksham, SN12 8BT - Consultation ends 1 September 2022.pdf

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**From:** Price, Jemma <Jemma.Price@wiltshire.gov.uk>  
**Sent:** 04 August 2022 17:52  
**To:** Alford, Phil <Phil.Alford@wiltshire.gov.uk>; Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>  
**Cc:** Teresa Strange <clerk@melkshamwithout.co.uk>; Christine Hunter <christine.hunter@melksham-tc.gov.uk>  
**Subject:** AMENDED CONSULTATION END DATE - New Premises Licence Application - The Good Loaf Cafe, 13 Avonside Enterprise Park, Melksham, SN12 8BT

Dear All,

Due to a delay in the advertising of this application the consultation date has been extended until 1 September 2022.

The pdf with the amended end date for consultation will be put on our website in due course.

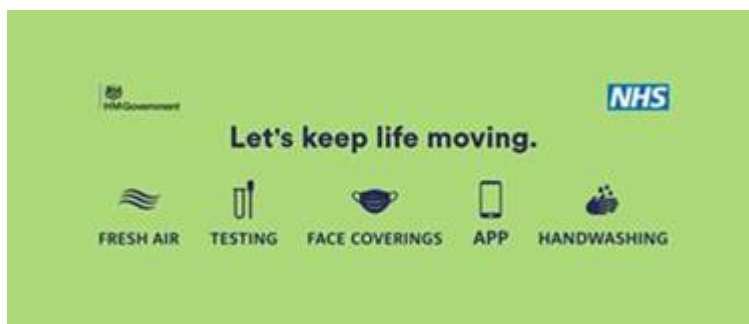
Kind Regards

**Jemma Price**

Public Protection Officer (Licensing)  
Wiltshire Council, Monkton Park, Chippenham, SN15 1ER  
Tel: 01249 706 436 ex. 21436  
Email: [jemma.price@wiltshire.gov.uk](mailto:jemma.price@wiltshire.gov.uk)  
Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

**Please note I do not work on a Friday.**

*Please could we request you send all correspondence and applications via email to [publicprotectionnorth@wiltshire.gov.uk](mailto:publicprotectionnorth@wiltshire.gov.uk). If you have any issues, please call us on 01249 706555.*



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**From:** Price, Jemma  
**Sent:** 01 August 2022 17:23

**To:** Alford, Phil <[Phil.Alford@wiltshire.gov.uk](mailto:Phil.Alford@wiltshire.gov.uk)>; Seed, Jonathon <[Jonathon.Seed@wiltshire.gov.uk](mailto:Jonathon.Seed@wiltshire.gov.uk)>  
**Cc:** [clerk@melkshamtown.co.uk](mailto:clerk@melkshamtown.co.uk); [clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)  
**Subject:** New Premises Licence Application - The Good Loaf Cafe, 13 Avonside Enterprise Park, Melksham, SN12 8BT

Good Afternoon,

The Licensing Authority has received a New Premises Licence application for The Good Loaf Café, 13 Avonside Enterprise Park, Melksham, SN12 8BT.

Please find attached the application.

The application is also available to be viewed online using the following link: <http://www.wiltshire.gov.uk/licences-permits-new-premises-applications>. This link will go live tomorrow.

Any representations against/for the application must be received no later than 1 September 2022 – now amended.

If you require any further information please do not hesitate to contact me directly.

Kind regards,

*Jemma Price*

Public Protection Officer (Licensing)  
Wiltshire Council, Monkton Park, Chippenham, SN15 1ER  
Tel: 01249 706 436 ex. 21436  
Email: [jemma.price@wiltshire.gov.uk](mailto:jemma.price@wiltshire.gov.uk)  
Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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**Application for a premises licence to be granted under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

**I/We Emma Savage** \_\_\_\_\_

**apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003**

**Part 1 – Premises details**

Unit 13, Avonside Business Park, New Broughton Road			
<b>Post town</b>	Melksham	<b>Postcode</b>	SN128BT

Telephone number at premises (if any)	
Non-domestic rateable value of premises	<b>£ 1750</b>

**Part 2 - Applicant details**

Please state whether you are applying for a premises licence as

**Please tick as appropriate**

- |   |                                     |                                    |
|---|-------------------------------------|------------------------------------|
| <p>a) an individual or individuals *</p>                    | <input checked="" type="checkbox"/> | <p>please complete section (A)</p> |
| <p>b) a person other than an individual *</p>               |                                     |                                    |
| <p>i as a limited company/limited liability partnership</p> | <input type="checkbox"/>            | <p>please complete section (B)</p> |
| <p>i as a partnership (other than limited liability)</p>    | <input type="checkbox"/>            | <p>please complete section (B)</p> |

- i
- i as an unincorporated association or please complete section (B)
  - i
  - i
  - i other (for example a statutory corporation) please complete section (B)
  - v
- c) a recognised club please complete section (B)



- 
- d) a charity  please complete section (B)
- e) the proprietor of an educational establishment   please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):



I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or


I am making the application pursuant to a

statutory function or

a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)

Mr	Mrs	<b>Miss</b>	M s	Other Title (for example, Rev)	
<b>Surname</b>	Savage			<b>First names</b>	Emma Stephanie
<b>Date of birth</b>	[REDACTED]		I am 18 years old or over	Please tick yes	
<b>Nationality</b>	British				
Current residential address if different from premises address	18 Craven Way, Barrs Court,				
Post town	Bristol			Postcode	BS308DR
<b>Daytime contact telephone number</b>	[REDACTED]				

<b>E-mail address (optional)</b>	
<p>Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)</p>	

**SECOND INDIVIDUAL APPLICANT** (if applicable)

Mr	Mrs	Miss	M s	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b> over		I am 18 years old or		Please tick yes	
<b>Nationality</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**(B) OTHER APPLICANTS**

**Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.**

Name
Address
Registered number (where applicable)

--

Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

**Part 3 Operating Schedule**

--	--	--	--	--	--	--	--	--	--

18 08 2022

When do you want the premises licence to start?

Please give a general description of the premises (please read guidance note 1)	DD	MM	YYYY
Single storey, standalone cafe and bake house within the Avonside Business Park development. Seating directly outside beneath a purpose built pergola for up to 40 people and indoor seating for 4. Premises license sought for the sale of alcohol for consumption on site only between 11.30am-2.30pm Monday - Saturday.			

If you wish the licence to be valid only for a limited period, when do you want it to end?

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick  
all that  
apply

a plays (if ticking yes, fill in box A)  
)

b films (if ticking yes, fill in box B)  
)

c indoor sporting events (if ticking yes, fill in box C)  
)

d boxing or wrestling entertainment (if ticking yes, fill in box D)  
)

e live music (if ticking yes, fill in box E)  
)

f recorded music (if ticking yes, fill in box F)



g performances of dance (if ticking yes, fill in box G)  
)



h) anything of a similar description to that falling within (e), (f) or  
(g) (if ticking yes, fill in box H)

**Provision of late night refreshment** (if ticking yes, fill in box I)

**Supply of alcohol** (if ticking yes, fill in box J)

**In all cases complete boxes K, L and M**

**A**

Plays Standard days and timings (please read guidance note 7)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 7)			<b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue					
Wed			<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**C**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)
Day	Start	Finish	
Mon			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)
Tue			
Wed			<b><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)
Thur			
Fri			
Sat			
Sun			



**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 7)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**E**

<b>Live music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue			<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 5)		
Wed					
Thur			<b><u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Fri					
Sat					
Sun					

**F**

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	08:30	14:30	<b><u>Please give further details here</u></b> (please read guidance note 4)  Unamplified music played via a single speaker indoors, a PRS and PPL license is already in place.		
Tue	08:30	14:30			
Wed	08:30	14:30	<b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 5)  None		
Thur	08:30	14:30			
Fri	08:30	14:30	<b><u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)  None		
Sat	08:30	14:30			
Sun					

# G

Performances of dance Standard days and timings (please read guidance note 7)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

# H

<b>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)</b>			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Fri					
Sat			<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sun					

**I**

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue					
Wed			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**J**

<p><b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)</p>			<p><b><u>Will the supply of alcohol be for consumption – please tick</u></b> (please read guidance note 8)</p>	<p>O n t h e p r e m i s e s</p> <input checked="" type="checkbox"/>
				<p>O f f t h e p r e m i s e s</p> <input type="checkbox"/>
				<p>Both</p> <input type="checkbox"/>
Day	Start	Finish	<p><b><u>State any seasonal variations for the supply of alcohol</u></b> (please read guidance note 5)</p> <p>None</p> <p><b><u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)</p> <p>None</p>	
Mon	11:30	14:30		
Tue	11:30	14:30		
Wed	11:30	14:30		
Thur	11:30	14:30		
Fri	11:30	14:30		
Sat	11:30	14:30		
Sun				

**State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):**

<b>Name</b> Emma Savage	
<b>Date of birth</b> [REDACTED]	
<b>Address</b> [REDACTED]	
<b>Postcode</b>	[REDACTED]
<b>Personal licence number (if known)</b>	
<b>Issuing licensing authority (if known)</b>	



**K**

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).**

**L**

<p><b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 7)</p>			<p><b><u>State any seasonal variations</u></b> (please read guidance note 5)</p> <p>None</p>
Day	Start	Finish	<p><b><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u></b> (please read guidance note 6)</p> <p>None</p>
Mon	08:30	14:30	
Tue	08:30	14:30	
Wed	08:30	14:30	
Thur	08:30	14:30	
Fri	08:30	14:30	
Sat	08:30	14:30	
Sun			

## M

Describe the steps you intend to take to promote the four licensing objectives:

### **a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)**

Sales of alcohol will only take place between the designated hours and not past 14:30. The Good Loaf Cafe is a family friendly cafe and not a pub or bar; the sale of alcohol is to compliment the food we offer and is to be enjoyed in moderation, in a relaxed setting. If myself or my partner feel as though a customer will cause a disturbance to others or the environment we have created, they will be refused service.

The personal license holder will be on site at all times when alcohol is being sold and food is available for the duration of the licensed hours.

### **b)**

#### **b) The prevention of crime and disorder**

CCTV is in place on site and directly covers the outdoor seating area. Notices stating that CCTV is in operation are located at various places on site also. Recordings are stored by the site manager for an appropriate period and can be used by law enforcement as necessary.

Drinks promotions will not be offered and only 4-5 different alcoholic beverages will be offered for sale.

### **c)**

#### **c) Public safety**

Alcohol and soft drinks are served in either plastic or toughed glasses. Any items purchased in bottles (such as beers) will be decanted into plastic or toughened glasses and the bottle disposed of by a member of staff. Any empty glasses are to be removed from tables immediately. Bottle bins/recycling bins are locked and not accessible to the public.

No customers will be permitted to take alcohol off site for consumption elsewhere.

A capacity limit of 40 covers will be in place to avoid overcrowding; if there are no seats available, service will not be offered.

A full fire risk assessment is in place for the premises and for the entire Avonside site and a first aid kit is available.

The premises has Public Liability Insurance in place for the sum of £2 million.

Free drinking water is available at all times.

There is a no smoking policy on site.

### **d)**

#### **d) The prevention of public nuisance**

Hours of service will only be between 11:30-14:30 Monday - Saturday and not outside of these hours. Whilst there are no immediate residential neighbors, we do have an office adjacent so care and consideration will be given to their working environment. Any customers who are being a nuisance will be asked to leave.

Litter bins are placed outside the premises and are emptied regularly throughout the day.

e)

**e) The protection of children from harm**

A proof of age policy will be in place and anyone who appears under the age of 25 will be asked to provide ID in the form of a driving license, passport or PASS card.

A no smoking policy is on site.

We are a family friendly establishment and so care and consideration will be taken to ensure the safe and welcoming atmosphere we have created is not damaged by any customers; regardless of whether alcohol is being consumed.

f)

- 
- 
- **Checklist:**
- 
- 



I have made or enclosed payment of the fee.

I have enclosed the plan of the premises.

I have sent copies of this application and the plan to responsible authorities and others where applicable.

I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.

I understand that I must now advertise my application.

I understand that if I do not comply with the above requirements my application will be rejected.

[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

**IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.**

**IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.**

**Part 4 – Signatures** (please read guidance note 11)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 12).  
**If signing on behalf of the applicant, please state in what capacity.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</li> <li>The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office</li> </ul>
--------------------	--

	online right to work checking service which confirmed their right to work (please see note 15)
Signature	Emma Savage
Date	26/07/2022
Capacity	Owner

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant’s solicitor or other authorised agent** (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

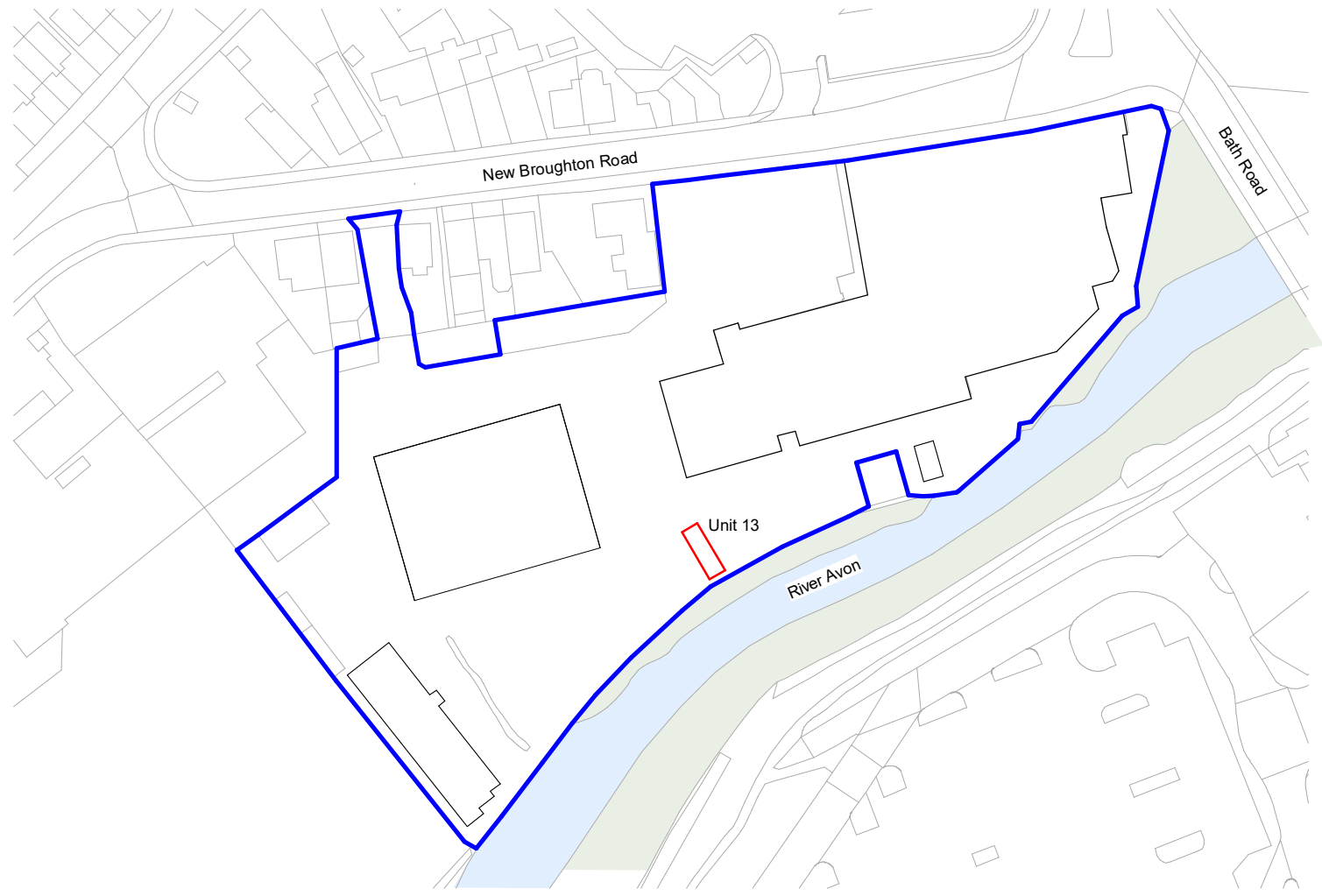
Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)

Post town

Postcode

Telephone number (if any)

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)

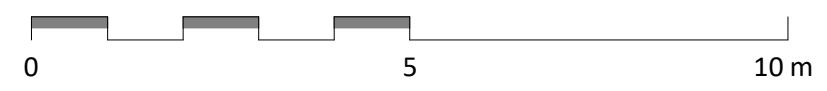
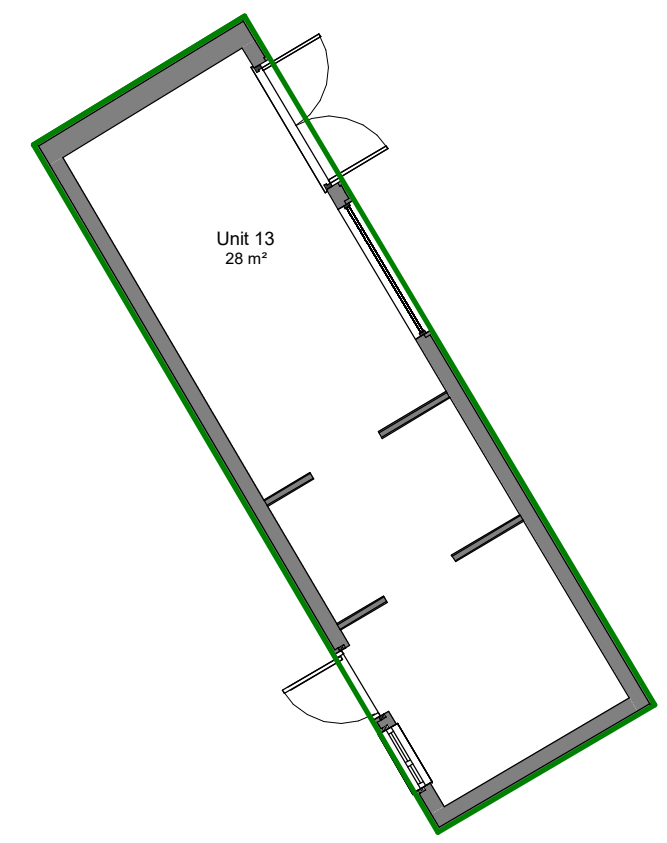


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— Ownership Boundary  
— Unit 13

1 Site Location Plan - Advertisement Consent  
1 : 1250



— Location of painted branding

2 Unit 13 - Ground Floor Plan - Advertisement Consent  
1 : 100

S2	P4	04.10.21	First Issue	
STATUS	REV	DATE	DESCRIPTION	
CLIENT				REVISED BY
Create Real Estate				TLR
				CHECKED BY
				RR
				ORIGINATOR NO
				153463

CONSULTANT  
**STRIDE TREGLOWN**  
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PROJECT  
Avonside Enterprise Park  
New Broughton Road  
Melksham  
SN12 8BT

DRAWING TITLE  
Unit 13 - Advertisement Consent - Location Plans

SUITABILITY STATUS	SCALE
PL : PLANNING	As indicated @ A3

PROJECT   ORIGINATOR   ZONE   LEVEL   TYPE   ROLE   CLASS.   NUMBER	REVISION
153463-STL-XX-00-DR-A-XXXX-10002	3/4





## Lorraine McRandle

---

**From:** Smith, Paula <Paula.Smith@wiltshire.gov.uk>  
**Sent:** 22 July 2022 12:57  
**To:** Teresa Strange  
**Subject:** Melksham House Refurbishment Update

Dear Teresa,

We want to provide an update on the project that will see Melksham House developed into a flexible workspace and multi-purpose facility for the community.

Beard Construction has been contracted to carry out the works, and they are due to do some pre-preparation from 25 July, which will see the building site being set up.

Full construction is due to get under way from early September, and work is expected to be completed by winter 2023. Every effort will be made to minimise disruption to the local community, and there will be no impact on the new Melksham Community Campus, which is due to open on 1 August.

We'll keep you updated as this project continues.

Kind regards,

*Paula*

Paula Smith  
Capital Projects Team  
Assets and Commercial Development

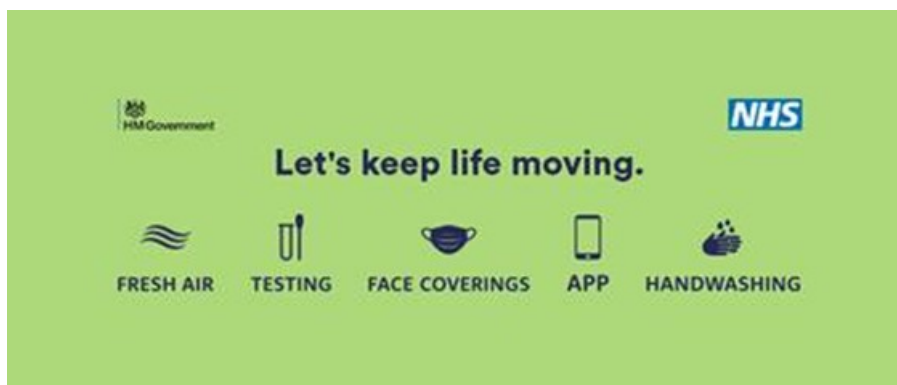
## Wiltshire Council

County Hall, Bythesea Road, Trowbridge, BA14 8JN  
**Tel:** 01225 757967 **Internal:** 17967  
**Mobile:** 07773 051297  
**Email:** [paula.smith@wiltshire.gov.uk](mailto:paula.smith@wiltshire.gov.uk)  
**Website:** [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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Telephone: 0303 444 5592  
Complaints: 0303 444 5884

e-mail: [kathryn.white@planninginspectorate.gov.uk](mailto:kathryn.white@planninginspectorate.gov.uk)

[REDACTED]

Chair  
Townsend Farm Residents'  
Association

Your Ref:

Our Ref: APP/Y3940/W/21/3285428

Date: 27 July 2022

By email

Dear [REDACTED]

## Appeal at Land west of Semington Road, Melksham

Thank you for your letter of 14 June 2022 to the Rt Hon Michael Grove MP. Your letter has been passed to me for reply as planning appeals are administered and decided by the Planning Inspectorate.

I am sorry to hear you are concerned about this appeal. You set out your disappointment that the appeal was allowed, in the light of the Neighbourhood Plan. It may be helpful if I start by explaining that I am not able to re-open the appeal to consider its merits, reconsider the evidence the Inspector took into account or look into matters that were for the Inspector's planning judgement. This would go beyond the remit of our complaint procedures<sup>1</sup>. Having said that, I have carefully considered the decision, within these limitations, with the points you raise in mind.

From my reading of the decision, it is clear that the Inspector understood the central importance of neighbourhood planning to Government and the Council, for example in paragraphs 9, 101 and 104 of the decision. Furthermore, in paragraph 19 the Inspector recognized that the Joint Melksham Neighborhood Plan (JMNP) forms part of the Development Plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (the Framework) places considerable emphasis on sustainable development and highlights the delivery of new housing as a national priority. It is an important material consideration in planning decisions.

The main parties agreed that the Council does not have a 5 year housing land supply (5YHLS). The tilted balance is engaged by Paragraph 11d)ii and footnote 8 of the Framework and the policies of the JMNP are an important material consideration. Paragraph 11d)ii requires that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when

<sup>1</sup> <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaint-procedure>  
[www.gov.uk/government/organisations/planning-inspectorate](https://www.gov.uk/government/organisations/planning-inspectorate)



assessed against the policies in the Framework when assessed as a whole. Paragraph 14 of the Framework applies in situations where paragraph 11 d) is triggered and where the proposed development conflicts with a neighbourhood plan. As the Inspector explains, paragraph 14 of the Framework states that the adverse impact of allowing development that conflicts with a Neighbourhood Plan is likely to significantly and demonstrably outweigh the benefits.

Ultimately, the Inspector considered the benefits of a scheme which could deliver 50 affordable dwellings to address housing need in a location which affords genuine modal choice to services has to weighed against the limited harm arising from its landscape impacts. In his view, although the proposed scheme conflicts with the JMNP and the Development Plan as a whole such harms do not significantly and demonstrably outweigh its benefits.

The decision refers to arable land and the withdrawn application in paragraph 82. The loss of the Grade 2 'best and most versatile' agricultural land is a factor to be considered in the planning balance but it is not a matter to which the Inspector accorded significant weight. In paragraph 96 the Inspector concludes that the loss of the site as BMV Agricultural land is not so great as to prejudice the sustainability of farming in the locality.

The Inspector was appointed to form his own independent, impartial view of the proposal after considering all the representations made and visiting the site. This is what he has done and the reasons for his conclusions are set out in the decision.

There are statutory provisions available for any persons aggrieved by a planning appeal decision to challenge it in the High Court, if they believe the Inspector has erred in law. However, the weight attached to the material considerations involved in reaching a decision is solely a matter of planning judgement for the Inspector, subject to the test of reasonableness, and the Courts will not normally interfere with that judgement. Any legal challenge would have needed to be lodged within the statutory 42-day period allowed for such action, which the Courts have no discretion to extend. It would also have needed to be based upon a point of planning law, rather than a simple disagreement with the outcome. However, as that period has already expired, the option is no longer available and the decision is therefore final.

Finally, the appeal was granted in outline only with matters except access reserved for later consideration. In addition, a number of conditions have been imposed to ensure the effective and proper implementation of the development and it will be for the local planning authority to consider compliance with the conditions.

Yours sincerely

*Kathryn White*

Customer Quality

**Lorraine McRandle**

---

**From:** Teresa Strange  
**Sent:** 18 July 2022 15:14  
**To:** Alan Baines; Andy Russell; Mark Harris; Shona Holt; David Pafford; John Doel; John Glover; Mary Pile; Richard Wood; Rob Hoyle; Robert Shea-Simonds; Stefano Patacchiola; Terrence Chivers  
**Cc:** Lorraine McRandle; Marianne Rossi  
**Subject:** FW: Future Chippenham update

---

**From:** Wiltshire Council <Communications@wiltshire.gov.uk>  
**Sent:** 15 July 2022 15:16  
**To:** Teresa Strange <clerk@melkshamwithout.co.uk>  
**Subject:** Future Chippenham update

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## Future Chippenham update

This week Cabinet reaffirmed its decision made on 21 July 2021 to proceed with a road route and housing development only to the south of Chippenham.

This revised scheme comprises a southern section of the distributor road from the A4 through to the A350 junction at Lackham roundabout delivering around 4,050 new homes and associated infrastructure over the next 20 years subject to the Local Plan review and the Housing Infrastructure funding (HIF) from Homes England.

Cabinet acknowledged that the council has not yet secured a revised Grant Determination Agreement (GDA) with Homes England to reflect the council's decision made last year for a revised scheme. As a result, the council has continued to progress the Future Chippenham programme in good faith but at risk. Cabinet therefore agreed that further work is paused, including the procurement of the road and associated design and investigatory works.

If a revised GDA cannot be agreed soon, the council may need to seek to agree an exit from the existing GDA as it will not be possible to deliver the project within the HIF funding period without exposing the council to financial risk.

Cabinet also noted the outcome of the recent judicial review and confirmed that subject to agreeing a revised GDA, the Future Chippenham team can submit further representations to the Local Plan review.

Read the full Cabinet papers

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## Wiltshire Council Interim Position Statement First Homes

June 2022

### Introduction

1. The purpose of this Position Statement is to set out Wiltshire Council's interim approach to the implementation of the Government's First Homes policy prior to the completion of the review of affordable housing policies as part of the [Local Plan Review](#). This will be monitored to understand the effectiveness of this national policy in Wiltshire and may be adjusted in the interim period once evidence for the Local Plan Review and practice is more established.
2. The timetable and anticipated date for the adoption of the Wiltshire Local Plan is set out within the council's [Local Development Scheme](#). The approach set out below is intended to comply with current policy - as set out in the [Wiltshire Core Strategy](#) - and practice and can inform decision making ahead of new policies being in place.

### Background

#### What are First Homes?

3. On 24 May 2021, the Government issued a [Written Ministerial Statement](#) and published associated [Planning Practice Guidance](#) (PPG) on First Homes. The changes came into effect from June 2021, but transitional arrangements were put in place to phase in First Homes.
4. First Homes are a form of affordable housing designed to help local first-time buyers on to the property ladder, by offering homes at a discount compared to the market price. As a form of affordable housing, First Homes can obtain an exemption from the requirement to pay Community Infrastructure Levy.
5. The PPG clarifies that First Homes are a specific kind of discounted market sale housing that meets the definition of 'affordable housing' for planning purposes. Specifically, First Homes must be discounted by a minimum of 30% against the market value, and after the discount has been applied, in Wiltshire the first sale must be at a price no higher than £250,000. The homes must be sold to a person or persons meeting the First Homes eligibility criteria.
6. First Homes are the Government's preferred discounted market tenure, and it is expected they should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

#### What is the First Homes Scheme Eligibility Criteria?

7. The PPG clarifies that to be eligible for a First Home the following criteria must be met:
  - (i) All purchasers of a First Home should be a first-time buyer as defined in [paragraph 6 of schedule 6ZA of the Finance Act 2003](#) (as amended) for the purposes of Stamp Duty Relief for first-time buyers.

- (ii) Purchasers of First Homes, whether individuals, couples or group purchasers, should have a combined annual household income not exceeding £80,000 in the tax year immediately preceding the year of purchase.
- (iii) A purchaser of a First Home should have a mortgage or home purchase plan (if required to comply with Islamic law) to fund a minimum of 50% of the discounted purchase price.

#### How will First Homes be secured?

8. First Homes can be delivered through two routes within the planning system utilising section 106 Town and Country Planning Act developer obligations, first as part of the mix of affordable housing sought on 'major'<sup>1</sup> residential developments (i.e. 10 or more homes), and secondly through First Homes exception sites.
9. To ensure that the discount is passed on to all future purchasers the landowner is required to enter into a legal agreement under Section 106 of the Town and Country Planning Act 1990. The legal agreement should secure the necessary restrictions on the use and sale of the property, and a legal restriction on the title of the property to ensure that these restrictions are applied to the property at each future sale. The price cap of £250,000, however, applies only to the first sale and not to any subsequent sales of any given First Home. However, subsequent sales will be required to pass on 30% discount of the market value.

#### How many First Homes should be secured on a site?

10. A minimum of 25% of all affordable housing units secured through developer obligations should be First Homes. This will be a proportion of the affordable housing requirement set out in local plan policy - within Wiltshire this is either 30% or 40% depending on the location of a site (Core Policy 43 'Providing Affordable Homes', Wiltshire Core Strategy).
11. In accordance with Paragraph 63 of the National Planning Policy Framework (NPPF), affordable housing is expected to be delivered on-site unless off-site provision or a financial contribution in lieu of First Homes can be robustly justified, and the agreed approach contributes to the objective of creating mixed and balanced communities. The financial contribution will be paid to the Local Authority and must then be used to fund additional First Homes.
12. The NPPF (paragraph 65) requires that, subject to exemptions listed<sup>2</sup>, all planning policies and decisions which relate to major residential developments should expect at least 10% of the total number of homes to be available for affordable home ownership. The PPG recognises that First Homes can make up or contribute to 10% of the overall number of homes expected to be an 'affordable home ownership product'.

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<sup>1</sup> Schedule 2 of the Town and Country Planning Act (Development Management Procedure) Order (10 or more dwellings) - available by [clicking here](#)

<sup>2</sup> Exemptions include proposals: solely for Build to Rent homes; specialist accommodation for people with specific needs; self or custom build homes; exclusively for affordable housing, entry level exception site\* or a rural exception site. (\*The Written Ministerial Statement replaces these with 'First Homes exception sites')

13. Exemptions to this 10% requirement include First Homes exception sites<sup>3</sup>. Such sites are primarily for First Homes but with some flexibility to allow for a small proportion of market homes where this is necessary (based on evidence) to ensure the viability of the site, or the inclusion of other small quantities of affordable housing where evidence exists of a significant local need. Paragraph 21 below provides more information on First Homes exception sites.

## **Wiltshire Council's interim position**

### Decision making - Planning applications for 'major residential development'

14. In the interim period prior to the adoption of the Wiltshire Local Plan the First Homes policy will be applied as a material consideration.
15. Units will be secured, through existing development plan policies, in particular Core Policy 43 'Providing Affordable Homes' and Core Policy 45 'Meeting Wiltshire's Housing Needs' of the adopted [Wiltshire Core Strategy](#) unless exemptions as set out in paragraph 13 above apply.
16. The PPG clarifies that a policy compliant planning application where First Homes are provided should seek to capture the same amount of value as would be captured under the local authority's current policy. Furthermore, in addition to capturing the same amount of value towards affordable housing as the existing policy, where onsite affordable housing is required, a policy compliant application will have a minimum of 25% of affordable housing units on-site as First Homes.
17. While the inclusion of First Homes is a material consideration for planning applications, equally the timely delivery of new homes is an important material consideration as required by the NPPF (Paragraph 60). Accordingly, where discussions are at an advanced stage in relation to existing planning applications or development plan allocations relating to the proposed quantity or tenure mix of affordable housing significant weight is likely to be given to securing permission without unnecessary delay to support the delivery of new homes. The Council however is open to considering amendments to schemes from developers who wish to include First Homes as part of their affordable housing mix in line with this statement.
18. A summary of the main requirements for all major residential developments incorporating First Homes is as follows:
  - a minimum of 25% of affordable housing units on-site must be First Homes (which should be physically indistinguishable from the equivalent market homes in terms of quality and size) - this will be as a proportion of the 30% or 40% Wiltshire Core Strategy affordable housing requirement;
  - the units must be discounted by a minimum of 30% against the market value (and the discount should remain in perpetuity and be secured through a suitable obligation);
  - the first sale price (after discount) of the units should not be higher than £250,000;
  - the units must be sold to first-time buyers with a combined household income of less than £80,000; and
  - the units shall be advertised and made exclusively available for the first three months for people meeting the Council's existing local connection criteria.

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<sup>3</sup> The Written Ministerial Statement replaced 'entry-level exception sites' with First Homes exception sites.

19. First Homes are expected to be delivered on-site in line with the national guidance and Core Policy 43 'Providing Affordable Homes' of the Core Strategy which specifies that only in exceptional circumstances, where it can be proven that on-site delivery is not possible, will a commuted sum be considered. Where off-site financial contributions are agreed a minimum of 25% of these contributions should be used to secure First Homes.

#### Decision-making - First Homes exception sites

20. First Homes exception sites can come forward on unallocated land outside of a development plan provided they are not in 'designated rural areas', as defined by Annex 2, NPPF that comprise:
- Green Belt
  - Areas of Outstanding Natural Beauty
  - Areas designed as 'rural' under Section 157 of the Housing Act 1985<sup>4</sup> - this relates to the prescribed parishes in the former administrative district area of Kennet.
21. In locations where First Homes exception sites are allowed, they should be no larger than one hectare in size or exceed 5% of the size of the existing settlement. The size of the existing settlement will need to be agreed with Wiltshire Council officers.
22. In 'rural designated areas' only rural exception sites brought forward under Core Policy 44 'Rural Exception Sites' of the Wiltshire Core Strategy are allowed for.
23. In the case of housing coming forward under Core Policy 44 (whether this is in or outside rural designated areas), because this policy relates solely to affordable housing and requires the homes delivered through the policy "*to meet an identified and genuine and local need*", which is secured in perpetuity, there will be no requirement for First Homes. This approach is in line with paragraph 78 of the NPPF, which enables decisions in rural areas to be responsive to local circumstances and support housing that reflects local needs.

#### Local Eligibility Criteria

24. The First Homes to be delivered as part of all approved residential development schemes must be marketed by the applicant / developer. The local connection criteria, detailed in **Appendix 1**, should apply for the first three months when a home is first marketed. If a suitable buyer has not reserved a home within three months, the eligibility criteria will revert to the national criteria.
25. The precise marketing and reporting terms will be detailed within the associated Section 106 agreement; however, the applicant will need to demonstrate during the application process that the homes they intend to sell as First Homes will meet the local eligibility criteria subject to the following. In line with the PPG and in recognition of the unique circumstances of the Armed Forces, local connection criteria will be disapplied for:
- All active members of the Armed Forces;

---

<sup>4</sup> The Housing (Right to Buy) (Designated Rural Areas and Designated Region) (England) Order 2003 designated certain parishes in the district area of Kennet – available to view by [clicking here](#)

- Divorced/separated spouses or civil partners of current members of the Armed Forces;
- Spouses or civil partners of a deceased member of the Armed Forces (if their death was wholly or partially caused by their service); and
- Veterans within 5 years of leaving the Armed Forces.

## Affordable Housing Mix and Tenure

26. Taking into consideration existing policy and practice, the following sets out the mix and tenure of affordable housing that will generally be sought.
27. The tenure split currently required in Wiltshire was recommended in the 2011 Strategic Housing Market Assessment, which informed the preparation of the Wiltshire Core Strategy. Affordable housing developments in Wiltshire are therefore usually required to provide:
- 60% Affordable Rent
  - 40% Shared Ownership
28. The introduction of First Homes will reduce the delivery of other tenures and the mix detailed above. However, Core Policy 43 'Providing Affordable Homes' of the Wiltshire Core Strategy does not specify a tenure split but states that 'tenure will be negotiated on a site by site basis to reflect demonstrable need', and Core Policy 45 'Meeting Wiltshire's Housing Needs' identifies the Wiltshire Strategic Housing Market Assessment (SHMA) as the initial source of information to identify need; with any variation to this justified through, an updated SHMA or other credible sources including, the Council's housing register and local needs surveys as credible evidence sources.
29. Since the Wiltshire Core Strategy allows some flexibility in the tenure split to be sought, the following evidence is considered relevant and used in current decision making:
- The Wiltshire SHMA 2011 recommended a tenure split of 60% Affordable Rent and 40% Shared Ownership.
  - The Council's Housing Register continues to grow, from 3,415 households in August 2021 to 3,945 households in May 2022; which illustrates the strong demand for rented properties and supports the higher proportion of affordable rent.
30. Considering the above, the tenure split to be sought in the interim period, prior to the provision of more detailed needs data through the Local Plan Review, is:
- ❖ **Affordable Rent: 60%**
  - ❖ **First Homes: 25%**
  - ❖ **Shared Ownership 15%**
31. The above tenure split will maintain the provision of rented properties, allow 'shared ownership' to form part of the mix of affordable home ownership properties and will also ensure that the NPPF requirement for 10% of all units to be provided for affordable home ownership will be met on sites in both 30% and 40% Affordable Housing zones.
32. It is important to note that the First Homes requirements do not apply to applications made under Section 73 of the Town and Country Planning Act 1990 to amend or vary an existing

planning permission unless the amendment or variation in question relates to the proposed quantity or tenure mix of affordable housing for that development.

## Unit Size Mix for First Homes

33. In accordance with Core Policy 45 'Meeting Wiltshire's Housing Needs', as for other tenures, the unit size mix of First Homes should reflect demonstrable need. The unit sizes will be constrained by the £250,000 price cap after discount. It is anticipated that a mix of 1, 2 and 3 bed units would be appropriate based on average house prices in Wiltshire.
34. However, it is important to recognise that the SHMA identifies that *"very few of the households that need 1 bed flats could afford the cost of intermediate affordable housing"*. The general mix proposed below reflects this, and also reduces the number of 3 bed units from the SHMA recommendation to reflect that the units are for first time buyers. As such, an indicative unit size mix for First Homes which takes account of demonstrable need is:
- ❖ **1 bed flats - 15%**
  - ❖ **2 bed flats - 15%**
  - ❖ **2 bed houses - 50%**
  - ❖ **3 bed houses - 20%**
  - ❖ **4 bed houses (a few may be required dependent on location and need)**
35. However, the exact First Homes mix for a site should be adjusted to take account of local circumstances. Applicants should liaise with the Housing Enabling Team to agree a suitable mix. There will be notable variances depending on the location of the site. It may therefore be necessary to adjust the unit size mix of First Homes on a case-by-case basis to ensure the need is tailored to the local context and reflects anticipated sale costs and scheme viability.
36. The council will monitor the implementation and delivery of First Homes, and the mix will be adjusted over time to increase unit sizes and types which are in demand from first time buyers.
37. The council welcomes early pre-application discussions with applicants to ensure development schemes can be successfully brought forward with the appropriate type and mix of affordable homes, including First Homes, tailored to meet the specific needs of our communities.

## **Monitoring**

38. The council is committed to monitoring the delivery of the initial First Homes within Wiltshire during this interim period to understand how effective this policy is in meeting Wiltshire's affordable housing needs.

**Spatial Planning Team**  
[spatialplanningpolicy@wiltshire.gov.uk](mailto:spatialplanningpolicy@wiltshire.gov.uk)

**Housing Enabling Team**  
[HousingEnablingTeam@wiltshire.gov.uk](mailto:HousingEnablingTeam@wiltshire.gov.uk)

## **Appendix 1: Wiltshire local connection criteria**

The current local connection criteria is set out within the Wiltshire Council Allocations Policy, which outlines that a connection to live in the Wiltshire Council area is defined as any person:

- Who is currently resident in the Wiltshire Council area and has continuously lived in the Wiltshire Council area for the past two years; or
- Who is in permanent paid employment or has a fixed term contract for a minimum of one year in the Wiltshire Council area; or
- Who has an offer of paid employment for a minimum period of 12 months in the Wiltshire Council area; or
- Who is self-employed and works predominantly in the Wiltshire Council area; or
- With close family (grand-parents, parents, legal guardian, adult children or brothers and sisters) who have continuously lived in the council area for 5 years or longer; or
- Who has a connection with the Wiltshire Council area through special circumstances, such as a need to receive specialist medical services, services in the area which are not provided elsewhere or support from a close family member, or
- Who is currently residing in the Wiltshire Council area and is placed in Band 1 for medical and welfare needs and does not meet any of the other connection criteria listed above.

Source: Wiltshire Council Allocation's Policy February 2018 (view via this [link](#))





## Lorraine McRandle

---

**From:** Teresa Strange  
**Sent:** 01 August 2022 19:57  
**To:** Lorraine McRandle  
**Subject:** FW: Request to advance footpath to rear of Melksham Oak school - 14/10461/OUT

For planning agenda please

---

**From:** Teresa Strange  
**Sent:** 01 August 2022 19:56  
**To:** Hampton, Kingsley <kingsley.hampton@wiltshire.gov.uk>  
**Cc:** Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Sankey, Mike <Mike.Sankey@wiltshire.gov.uk>; Lorraine McRandle <office@melkshamwithout.co.uk>; Murphy, Robert <Robert.Murphy@wiltshire.gov.uk>; Max Longley <Max.Longley@sustrans.org.uk>  
**Subject:** RE: Request to advance footpath to rear of Melksham Oak school - 14/10461/OUT

Dear Kingsley

Thank you for the update, which I will pass on to the parish council.

The parish council, and the local Wiltshire Council members, have always been very keen to get this preliminary work undertaken as soon as possible so that as soon as the housing development was nearing completion, the footpath could be installed. Hence why we made contact in June 2019 to try and get the design work and programme in place ready for when the land was available for constructing it (you can see the initial request in the email trail below). The school has been significantly extended and there are even more pupils on the pavement accessing the school; as well as those who now live on the new housing development. It's very disappointing that any work will have not started before the start of another academic year in September; the whole aim to improve the pedestrian and cycle access to the school from a 2<sup>nd</sup> access point. What a disappointment that these surveys were not undertaken last November, enabling the work to start this year.

We look forward to hearing on further progress.

Regards, Teresa

Teresa Strange  
Clerk

**PLEASE NOTE THE NEW ADDRESS FROM MONDAY 1<sup>ST</sup> AUGUST:**

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place

Melksham

Wiltshire

SN12 6ES

01225 705700

---

**From:** Hampton, Kingsley <[kingsley.hampton@wiltshire.gov.uk](mailto:kingsley.hampton@wiltshire.gov.uk)>  
**Sent:** 22 July 2022 15:03  
**To:** Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>  
**Cc:** Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>; Sankey, Mike <[Mike.Sankey@wiltshire.gov.uk](mailto:Mike.Sankey@wiltshire.gov.uk)>; Lorraine McRandle <[office@melkshamwithout.co.uk](mailto:office@melkshamwithout.co.uk)>; Murphy, Robert <[Robert.Murphy@wiltshire.gov.uk](mailto:Robert.Murphy@wiltshire.gov.uk)>; Max Longley

<[Max.Longley@sustrans.org.uk](mailto:Max.Longley@sustrans.org.uk)>

**Subject:** RE: Request to advance footpath to rear of Melksham Oak school - 14/10461/OUT

Hi Teresa,

Apologies for the delay as I have been on leave and awaiting information from our consultants.

Regarding an update, the ecology surveys are in progress and require the following assessments:

- Hedgerow Regulations Assessment Survey
- Bat activity surveys
- Badger survey
- Otter and water vole survey
- Reptile survey
- Great crested newt eDNA survey
- Ecological Impact Assessment Report (EclA)

Due to the diversity of these assessments and the seasonal requirements that need surveys to be carried out at particular times of the year, it is anticipated that the surveys will not be complete until around November. However, it should be noted that the findings of these surveys may find further assessment and mitigation measures are required.

Preliminary technical drawings have been raised and Topographic surveys have been undertaken. Our consultants are setting up a meeting to discuss school access and agreement with the school.

I am happy to set up a meeting with yourselves, however I would reiterate that until the initial stages of surveying etc are complete and a financial package for implementation is established, the project remains at a preliminary stage.

I hope this is of help.

Kind Regards

Kingsley Hampton  
Senior Transport Planner  
Sustainable Transport

**Wiltshire Council**

Tel: 01225 713482



---

**From:** Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>

**Sent:** 04 July 2022 12:59

**To:** Hampton, Kingsley <[kingsley.hampton@wiltshire.gov.uk](mailto:kingsley.hampton@wiltshire.gov.uk)>

**Cc:** Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>; Sankey, Mike <[Mike.Sankey@wiltshire.gov.uk](mailto:Mike.Sankey@wiltshire.gov.uk)>; Lorraine

## Lorraine McRandle

---

**Subject:** FW: Remedials, play area at Bowood View Melksham. plan app 16/00497  
**Attachments:** Remedial works play area ,land East of Semington Road Melksham 16-00497.docx; LSUK.19-0593A\_Abacus Playgrounds\_Wetpour\_EN 1177 2018\_Lab Certificate.pdf

---

**From:** Bailey Croome <[Bailey.Croome@bellway.co.uk](mailto:Bailey.Croome@bellway.co.uk)>  
**Sent:** 29 July 2022 09:22  
**To:** [StephenK.Hawkins@wiltshire.gov.uk](mailto:StephenK.Hawkins@wiltshire.gov.uk)  
**Cc:** [Sarah.Holloway@wiltshire.gov.uk](mailto:Sarah.Holloway@wiltshire.gov.uk); Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>  
**Subject:** RE: Remedials, play area at Bowood View Melksham. plan app 16/00497

Good morning,

As per the attached play area remedials I have reviewed and made the below comments:

- Item 1 & 2, due to the size in area of the play area this had to be installed in two pours, I have attached the wetpour test certificate from the installers and the PII also coverer and independent check of the area to EN1177 to show that this area is to standard.
- Item 3, this area has been installed as per the play area drawing to spec, it is a self binding gravel pathway. I will confirm with our groundworkers reference the timber edge to ensure this has been installed.
- All other works have been instructed for works to be undertaken, once complete I will inform you for a review to take place.

Many thanks,

---

Bailey Croome  
Trainee Quantity Surveyor

01454 451960

**Bellway Homes Limited (South West)**

1st Floor  
2540 The Quadrant  
Aztec West  
Almondsbury  
Bristol  
BS32 4AQ  
[www.bellway.co.uk](http://www.bellway.co.uk)



---

**From:** Hawkins, StephenK <[StephenK.Hawkins@wiltshire.gov.uk](mailto:StephenK.Hawkins@wiltshire.gov.uk)>  
**Sent:** Monday, May 16, 2022 1:20:00 PM  
**To:** Simon Mcelroy <[Simon.Mcelroy@bellway.co.uk](mailto:Simon.Mcelroy@bellway.co.uk)>  
**Cc:** Holloway, Sarah <[Sarah.Holloway@wiltshire.gov.uk](mailto:Sarah.Holloway@wiltshire.gov.uk)>; Lee Mullens <[Lee.Mullens@bellway.co.uk](mailto:Lee.Mullens@bellway.co.uk)>; Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>; Michael Lye <[michael.lye@bellway.co.uk](mailto:michael.lye@bellway.co.uk)>; Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>  
**Subject:** Remedials, play area at Bowood View Melksham. plan app 16/00497

---

**ALERT:** This message originated outside of Bellway's network. **BE CAUTIOUS** before clicking any link or attachment.

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Good Afternoon Simon.

Hope you are well,

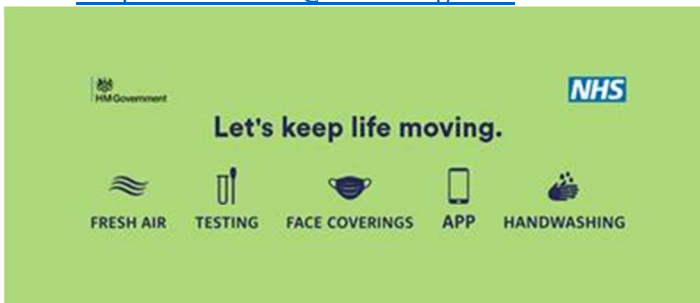
Please find attached Remedial list of works required in the play area at Bowood View Melksham prior to adoption by Melksham without Town Council.

When I have had chance to look at the open space I may have Remedials to add to an open space list .

Thanks Steve .

Steve Hawkins  
Technical Officer.  
Highways and Environment,  
Wiltshire Council, Bythesea Road,  
County Hall Trowbridge.  
BA14 8JN

Email [stephenk.hawkins@wiltshire.gov.uk](mailto:stephenk.hawkins@wiltshire.gov.uk)



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Remedial works land East of Semington Road Melksham.

Bowood View.

Play area inspection.

Plan app 16/00497.

Officer -S Hawkins

Date -12/05/2022

works identified in the Safety report not completed please see below.

Shear nuts have not been removed.

Hinge bolts require securing.

Surface around the picnic benches requires levelling up with topsoil to take out trip hazard, and grass seed applied.

Reinstate surface around Shelter as above.

One bay two seat cradle, replace missing inserts as necessary.

A request was made by Melksham Without Town Council that the safety surface would be laid below the perimeter fence and extend past it for a small distance to prevent grass etc growing in the play area, the existing rubber surface is very poorly laid from this point of view and is very irregular around the perimeter, pic below.



1-Rubber safety surface should be laid in one pour, there are visible joins in the safety surface which are separating and will only get worse over time. This is not acceptable.

Existing surface needs to be completely removed and new surface laid in one pour.

The triangle of safety surface in front of the swing is very solid just below the surface and not the same amount of cushioning as the area opposite? This needs to be investigated prior to relaying surface. pic below.



2-Maintenance Gate needs a removable post fitted in the centre which can be locked by means of a pad lock fitted to prevent opening the gate .pic below.

3-Path in the play area would have been better laid with resin bonded gravel or similar.

Please fit concrete kerb edging to each side of path, timber fitted to one side and nothing on the opposite side so gravel is migrating across the adjacent surfaces.pic below.



4- Please stone pick the area remove weeds make good with topsoil and apply grass seed.pic below.



5-Applied topsoil to take out trip hazard between concrete bases and grass area, pic below.



6-Fit signs, x2 no at entrances to play area Town Council to give details of wording.

The end.





**EN 1177:2018**

**IMPACT ATTENUATING PLAYGROUND SURFACING – DETERMINATION OF CRITICAL FALL HEIGHT**

**WETPOUR SAFETY SURFACING**

CLIENT	Abacus Playgrounds Ltd
CLIENT ADDRESS	11/30 the Creek Northfleet Kent DA11 9As
CLIENT CONTACT	Bill Worthington (Operations Director)

REPORT NUMBER	This certificate of conformity should be read in conjunction with Labosport Ltd report LSUK.19-0593A	
REVISION NUMBER & DATE	1.0	29/07/2019
REPORTED BY		David Rigby Laboratory Manager
APPROVED BY		Professor David James Managing Director

FINDINGS	<p>The test specimens submitted met the requirements of EN 1177:2018 when tested under laboratory conditions on the 24/07/2019.</p> <p>The test specimens submitted were found to have a critical fall height values of:</p> <p><b>Wetpour safety surfacing at 30mm 1.26m</b>  <b>Wetpour safety surfacing at 40mm 1.36m</b>  <b>Wetpour safety surfacing at 50mm 1.65m</b>  <b>Wetpour safety surfacing at 60mm 2.04m</b>  <b>Wetpour safety surfacing at 70mm 2.24m</b>  <b>Wetpour safety surfacing at 80mm 2.47m</b>  <b>Wetpour safety surfacing at 90mm 2.60m</b>  <b>Wetpour safety surfacing at 100mm 2.62m</b>  <b>Wetpour safety surfacing at 120mm 2.82m</b>  <b>Wetpour safety surfacing at 130mm &gt;3.00m</b></p> <p>The product must be installed, used and maintained in accordance with the manufacturers requirements.</p>
----------	--

Report Number	LSUK.19-0593A	Page 1 of 1
Date	29/07/2019	
<i>This certificate contains 1 page, it may not be used for commercial purposes unless it is reproduced in its entirety</i>		
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+44 (0) 115 968 1998	info@labosport.co.uk	



## Lorraine McRandle

---

**Subject:** FW: Remedials at Pathfinder Way Melksham plan app-16/01123/out  
**Importance:** High

---

**From:** Philip Court - TW Bristol <[Philip.Court@taylorwimpey.com](mailto:Philip.Court@taylorwimpey.com)>  
**Sent:** 06 August 2022 02:44  
**To:** Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>  
**Cc:** Keith Simmons - TW Bristol <[Keith.Simmons@taylorwimpey.com](mailto:Keith.Simmons@taylorwimpey.com)>; Hannah Hart - TW Head Office <[Hannah.Hart@taylorwimpey.com](mailto:Hannah.Hart@taylorwimpey.com)>; Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>; Susan Beaton - TW Bristol <[Susan.Beaton@taylorwimpey.com](mailto:Susan.Beaton@taylorwimpey.com)>  
**Subject:** FW: Remedials at Pathfinder Way Melksham plan app-16/01123/out  
**Importance:** High

Dear Nick,

Further update / response to the questions raised in **green text** following your comments in **red**.....

I'll keep you updated as we receive feedback and can move the matters forward.

Regards,  
Philip  
07775 663 210 - Mobile

---

**From:** Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>  
**Sent:** 03 August 2022 09:00  
**To:** Philip Court - TW Bristol <[Philip.Court@taylorwimpey.com](mailto:Philip.Court@taylorwimpey.com)>; Hannah Hart - TW Head Office <[Hannah.Hart@taylorwimpey.com](mailto:Hannah.Hart@taylorwimpey.com)>  
**Cc:** Keith Simmons - TW Bristol <[Keith.Simmons@taylorwimpey.com](mailto:Keith.Simmons@taylorwimpey.com)>; [clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)  
**Subject:** RE: Remedials at Pathfinder Way Melksham plan app-16/01123/out  
**Importance:** High

Hi Philip, (Hannah, I have copied you in as Nigel is still away I think)

I have followed up the issue of the Pedestrian Crossing as indicated in my detailed response and have been sent this back from our highways team I would be very grateful if you could supply us with any more information regarding dates please. I am now once again very concerned about the lack of progress and the failure to meet the revised timescales we discussed at our meeting. Phase 1 of the development is now fully occupied, there are residents now living in Phase 2, yet there is still not a safe walking route from the estate into the Town Centre or to the local schools.

I have been asked for a further comment from the local media and will have to tell them of the further delay.

Nick,

I have investigated matters and would advise as follows:

The extended time taken to construct and commission the signals has meant that some of the original equipment specified is now obsolete and no longer supported by the manufacturer. Clearly we cannot

accept equipment that is unsupported. This was communicated to the developers agent by e mail on the 19<sup>th</sup> July 2022 and directly through Siemens who are dealing with the scheme.

As far as I have been able to establish in Julie's absence the requirement for the signals to include remote monitoring equipment **is not new and was an original requirement specified on the submitted design documents dating from around the 18<sup>th</sup> September 2017.**

Whilst the signals can be commissioned without the remote monitoring equipment installed there is then a risk that we won't know of any faults that occur and repair time will take longer. This in turn increases the risk to users who will be without a functioning facility for an extended period of time that could be avoided. The installation of the remote monitoring equipment is not an overly onerous or time consuming activity and should not be used by the developer as an excuse in delivering the highway improvements associated with their development.

Acknowledged. We were only aware of the requirement for the remote monitoring equipment to be installed when it was brought to our attention when we sought to commission the lights. Up until that point we have been working in accordance with the Technically Approved scheme / specification. We will honour the new requirements and have already placed an order for the additional equipment. We will explore with Wiltshire Highways the option of getting the crossings operational on a interim basis without the monitoring equipment installed so the crossing are operational albeit cannot be monitored remotely in the short term. As soon as the monitoring units are received, we'll install them to bring the crossing up to the requested standards.

**Nick Holder**  
Councillor for Bowerhill  
Deputy Chair Melksham Area Board  
Portfolio Holder for Adults  
Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN



Tel: 07931 905520  
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Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)  
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---

**From:** Holder, Nick  
**Sent:** 01 August 2022 11:51  
**To:** 'Philip Court - TW Bristol' <[Philip.Court@taylorwimpey.com](mailto:Philip.Court@taylorwimpey.com)>  
**Cc:** Keith Simmons - TW Bristol <[Keith.Simmons@taylorwimpey.com](mailto:Keith.Simmons@taylorwimpey.com)>; 'clerk@melkshamwithout.co.uk' <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>  
**Subject:** RE: Remedials at Pathfinder Way Melksham plan app-16/01123/out  
**Importance:** High

Hi Philip,  
Thank you for the comprehensive response, much appreciated. I have added my comments below in red and have also copied in the Parish Council Clerk in case she has anything to add.

Regards,

Nick

**Nick Holder**



---

**From:** Philip Court - TW Bristol <[Philip.Court@taylorwimpey.com](mailto:Philip.Court@taylorwimpey.com)>  
**Sent:** 29 July 2022 14:53  
**To:** Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>  
**Cc:** Keith Simmons - TW Bristol <[Keith.Simmons@taylorwimpey.com](mailto:Keith.Simmons@taylorwimpey.com)>  
**Subject:** RE: Remedials at Pathfinder Way Melksham plan app-16/01123/out

Dear Nick,

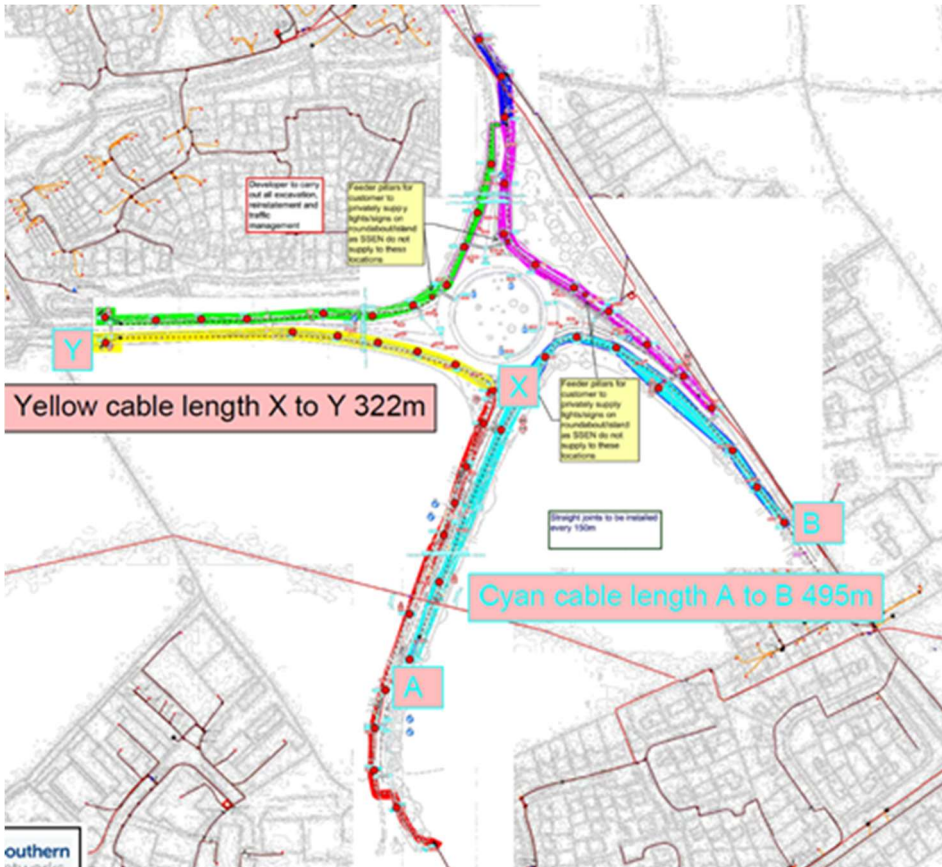
Apologies for the delay in reply.

- (1) All four **pedestrian crossings** are ready to be switched on albeit in the preparation for this event we have been asked by Atkins on behalf of Wiltshire Highways for the four crossing points to have remote monitoring units added prior to them being commissioned. These are additional items beyond the specification which was Technically Approved and has only been brought to our attention when we sought to commission the lights. We have instructed Siemens to install the monitors and currently await confirmation of the fitting date which will trigger the crossing being switched on following the site acceptance inspection by Atkins / Wiltshire Highways. I'll confirm back to you once I have been given this date. **This is really disappointing and frustrating as we, the community, all thought we were days away from the switch on. I have followed up this with the Wiltshire Council Highways Team today and have asked them to come back to me with a date for the final element to be carried out. If I hear anything I will let you know, likewise if you do can you let us know please.**

Siemens supplier Telent are currently quoting 12 – 14 week delivery on the remote monitoring units we have ordered. We have spoken with Siemens and as Telent are a term supplier of theirs they are going to contact them to see if they can expedite the delivery of this equipment. In addition to this, as covered above, we are going to explore the option of getting the crossings operational without this equipment in place on a temporary basis with Wiltshire Highways so the crossing are operational. As soon as the monitoring units are received, we'll install them to bring the crossing up to the requested standards.

- (2) With reference to the **streetlights** plan below, all of the streetlights are working along the cyan, red and yellow sections. The green section is also working along the length of Western Way to the Spa Roundabout. The majority of the remaining green leg on Spa Road and pink sections are being arranged to be energised albeit I do not yet have a energisation date. Again, I'll confirm back to you once I have been given a date for the remaining lighting columns. The dark blue section and very top of the green / pink sections are being covered by the Bellway Homes works. **Thanks for the update, I did have a drive around the streets on Saturday night, after dark, and apart from a couple in the yellow section they do seem to be working. Is there any chance of a site meeting after dark with one of your team so we can walk round and do a thorough check. I also noticed the temporary solar lights which have been place on the roundabout are still there, what are the plans for them being removed? Do you happen to know when Bellway are planning to turn theirs on?**

The streetlighting contractor Centregreat have been on site again this week and are due to be back on Monday and Tuesday next week so would suggest a meeting the latter part of next week to undertake the night time survey if this is convenient with you ? With regards to the removal of the temporary lighting rigs we have received correspondence from Wiltshire Highways detailing their requirements to enable us to remove the temporary lights. We are seeking to be in a position to remove all temporary lighting following the current work by Centregreat. In regards to the remaining section of lights to the Northern section, we have seen a programme from CJL (Bellways groundworker) which shows streetlighting works being carried out in two phases and the last date shown for the completion of the lighting being the end of November. We will continue to liaise with them to seek to secure confirmation of the energisation dates for the sections shown on the plan below.



- (3) We have instructed for the remaining section of **boundary fence** post and rail to be installed with the temporary heras fence removed and adjacent area weeded / tidied up. Please see below record photo taken on Tuesday showing the temporary heras fence having been re-erected until such time as the permanent solution is complete. **Thanks for this update. Do we expect the permanent boundary post and rail fence to have been installed to coincide with the switch on of this crossing?**  
 Yes. Albeit given the delay due to needing to install the remote monitoring units we will seek to complete this elements of work in advance of the crossing commissioning.



- (4) Both **art features** are now installed. See photos below. The notice board to the top of the art feature in the LAP (first photo) will be fitted in conjunction with the Parish. You'll see in the background of the first photo the installation of the pathway and re-siting of the bench has been completed. **Thank you for this, I think the public art looks great, not sure if Teresa has any comments?**  
Teresa did attend site prior to the installation to instruct the exact location and orientation of the art features and has verbally confirmed her satisfaction.







(5) In regards to the **LEAP**, the final elements of work requested by the parish and Wiltshire are being undertaken and we are continuing to liaise regularly with the Parish and Wiltshire officers in readiness for being able to seek the transfer of the LEAP to the Parish. **Thanks, I will leave this for the Parish Council to comment.**

You will have seen my earlier replies under separate cover to the items raised by Teresa.

Please let me know if you have any questions resulting from the above. I'll keep you informed as matters continue to progress.

Kind Regards,  
Philip  
07775 663 210 - Mobile

---

**From:** Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>  
**Sent:** 25 July 2022 15:20  
**To:** Philip Court - TW Bristol <[Philip.Court@taylorwimpey.com](mailto:Philip.Court@taylorwimpey.com)>; Keith Simmons - TW Bristol <[Keith.Simmons@taylorwimpey.com](mailto:Keith.Simmons@taylorwimpey.com)>  
**Subject:** RE: Remedials at Pathfinder Way Melksham plan app-16/01123/out  
**Importance:** High

*Warning: This email is from an external sender, please be cautious when opening attachments or links.*

Hi Philip,

I am sorry to write to you again ref these matters but from the notes I made at our meeting all the remedials should now have been completed. I do not think this is the case and there still seems to be some work still to be completed on the crossing lights and also the street lighting. I would also be interested to know if TW have any plans to complete the fencing around the crossing from Newall Road over the A365 as shown in the attached.

Many Thanks,

Nick

**Nick Holder**  
Councillor for Bowerhill  
Deputy Chair Melksham Area Board  
Portfolio Holder for Adults  
Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN



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Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)  
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---

**From:** Holder, Nick  
**Sent:** 01 July 2022 11:10  
**To:** Philip Court - TW Bristol <[Philip.Court@taylorwimpey.com](mailto:Philip.Court@taylorwimpey.com)>  
**Subject:** RE: Remedials at Pathfinder Way Melksham plan app-16/01123/out

Hi Philip,  
Thanks for this update, it seems as if matter are progressing to the dates we discussed at our meeting, which is good news. The one question I still have relates to the new pedestrian crossing on the A365 nearest to the Melksham Oak School. (Sorry I cant find any other way to describe it!). I still can not see any evidence of the "pillars" being installed, sorry for my poor technical terms, and wondered if these will be commissioned at the same time. This will be used by many of the secondary school children who live in the new estate and so it very much needed.

Thanks,

Nick

**Nick Holder**  
Councillor for Bowerhill  
Deputy Chair Melksham Area Board  
Portfolio Holder for Adults  
Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN



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Email: [nick.holder@wiltshire.gov.uk](mailto:nick.holder@wiltshire.gov.uk)  
Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)  
Follow Wiltshire Council

## Lorraine McRandle

---

**Subject:** FW: Remedials at Pathfinder Way Melksham plan app-16/01123/out  
**Importance:** High

---

**From:** Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>  
**Sent:** 29 July 2022 17:20  
**To:** John Glover <[john.glover@melkshamwithout.co.uk](mailto:john.glover@melkshamwithout.co.uk)>; David Pafford <[david.pafford@melkshamwithout.co.uk](mailto:david.pafford@melkshamwithout.co.uk)>; Mark Harris <[mark.harris@melkshamwithout.co.uk](mailto:mark.harris@melkshamwithout.co.uk)>; [robert.shea-simmonds@melkshamwithout.co.uk](mailto:robert.shea-simmonds@melkshamwithout.co.uk); [andy.russell@melkshamwithout.co.uk](mailto:andy.russell@melkshamwithout.co.uk); [alan.baines@melkshamwithout.co.uk](mailto:alan.baines@melkshamwithout.co.uk)  
**Cc:** Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>  
**Subject:** FW: Remedials at Pathfinder Way Melksham plan app-16/01123/out  
**Importance:** High

Hi there, and I hope I have managed to copy in all the Bowerhill Parish Councillors (?), Please see below an update from TW ref the remedial work to Pathfinder Place. The information ref the Pedestrian crossings is not great as there is now a further delay, which had I not chased up on today with the MD at TW I am not sure we would have been told about. I certainly was not made aware of any last minute intervention from Wiltshire Highways and will ask the team why we were not informed about this at the same time they asked TW for an enhancement.

With regard to the street lights, I will pop out over the weekend to see of the street lights are actually working as indicated in the sections below, if one of you is also able to do that it would be very helpful.

I will follow up ref the boundary fencing at the A365 end of Newall Road as we don't want the crossing to be in operation before the correct post and rail has been installed, as this is a key safety feature.

I think items 4 &5 are in hand, and I think the street art looks great.

Sorry it is not better news,  
Have a great weekend

Nick

**Nick Holder**  
Councillor for Bowerhill  
Deputy Chair Melksham Area Board  
Portfolio Holder for Adults  
Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN

**Wiltshire Council**

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Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)  
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## Lorraine McRandle

---

**From:** Teresa Strange  
**Sent:** 06 August 2022 09:41  
**To:** Lorraine McRandle  
**Subject:** FW: Pathfinder Place, Melksham - Landscaping Matters

More for the planning agenda please

---

**From:** Philip Court - TW Bristol <Philip.Court@taylorwimpey.com>  
**Sent:** 06 August 2022 01:31  
**To:** Teresa Strange <clerk@melkshamwithout.co.uk>  
**Cc:** Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Keith Simmons - TW Bristol <Keith.Simmons@taylorwimpey.com>; Susan Beaton - TW Bristol <Susan.Beaton@taylorwimpey.com>  
**Subject:** Pathfinder Place, Melksham - Landscaping Matters

Dear Teresa,

Thank you for your enquiries below which have been forwarded to me in order to feedback all aspects of the remaining works at Pathfinder Place. Equally, Susan will be away on annual leave for the next two and a half weeks so we wanted to make sure if you had any follow up questions as a result of this response I can cover same whilst Susan is away.

For ease of reference I have added replies against each item below in **red text**.

Should you have any further questions please let us know.

Undoubtedly the team will continue to liaise with you directly for any matter which needs the input from the Parish and I'll keep you updated as matters progress.

Kind Regards,  
Philip

**Philip Court BSc (Hons) MCIQB | Technical Director | Chartered Construction Manager | Taylor Wimpey Bristol**  
Ground Floor, 730 Waterside Drive, Aztec West, Almondsbury, Bristol BS32 4UE

t: 01454 628 406 | e: [Philip.Court@taylorwimpey.com](mailto:Philip.Court@taylorwimpey.com)

Taylor Wimpey Bristol is a division of Taylor Wimpey UK Limited

Think before you print!

*At Taylor Wimpey we encourage a flexible and agile working environment - so while it suits me to email now, please be assured that I do not expect a response or action outside of your own working hours.*

**Taylor  
Wimpey**



---

**From:** Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>

**Sent:** 01 August 2022 19:40

**To:** Susan Beaton - TW Bristol <[Susan.Beaton@taylorwimpey.com](mailto:Susan.Beaton@taylorwimpey.com)>

**Cc:** Keith Simmons - TW Bristol <[Keith.Simmons@taylorwimpey.com](mailto:Keith.Simmons@taylorwimpey.com)>; Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>

**Subject:** RE: Pathfinder Place, Melksham Landscaping Plan  
AGENDA ITEM 12(a)(iii) Pathfinder Place - Landscaping Update

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Dear Susan

I have a few queries for you too please, that have been hanging around for nearly 18 months now. I took some photos last week, and nothing seems to have moved on....

1. The planting in the beds to the edge of the Public Open Space is now just weeds. The below extract from the Management Company Plan shows the areas of the site I green which are now managed by the Management Company, Remus Management Limited – Contact - Danielle North Property Manager - Tel. 01722 428000. We have asked Remus to ensure all areas of the POS overseen by their contractors are maintained to a satisfactory standard. We'll monitor these areas and liaise further with Remus as necessary.
2. The bins outside the play area are continuously overflowing Again, these are now being overseen by Remus and we have asked for regular emptying to ensure the bins do not become full. We'll monitor these directly and liaise further with Remus as necessary.
3. The gate that needed fixing, and other items in the play area, have not been addressed. The gate, under the RoSPA regulations, should be kept shut, still doesn't have the hole in the ground to allow the bolt to drop. We have instructed for all remaining items identified to be rectified so that the play area can be handed over to the parish to be undertaken forthwith. For the avoidance of doubt, this includes the installation of the hole in the ground to take the drop down bolt.
4. There is no signage (with the parish council details, signed off approx. 18 months ago) outside the play area and one of the posts for one set of signs had disappeared The completion of the signage incl. the installation of the extra post is one of the items instructed within the works package covered in item 3 above.
5. The barrier to prevent children running from the play area into the attenuation pond was agreed to be metal etc, spec provided by the Wiltshire Council s106 officer Steve Hawkins, yet a wooden fence has been erected We have instructed for the currently installed timber fence to be changes to a metal fence. This is part of the package of works covered in item 3 above.
6. The bow topped fencing to the play area should have been dark green colour, the parish council agreed for it to be galvanised as installed as we were told this was what was holding this play area being finished and in an effort to speed this process up agreed to keep it galvanised, but yet again, many months have passed with no change to the play area. All items identified to be rectified so that the play area can be handed over to the parish have been instructed to be completed forthwith.
7. The path outside the gate towards the attenuation pond from the play area should have been build up. Our ground works contractor has been instructed to level the pathway immediately outside the gateway to the paly area. This should be completed by the end of next week.



These are just some initial things that are obvious that have not be dealt with, or as agreed, from just a quick glance. I have not gone through the list prepared by the Wiltshire Council officer. I look forward to hearing back on your from these, I went through them all with Clive Aveyard on the 19<sup>th</sup> July.  
Regards,  
Teresa

Teresa Strange  
Clerk

**PLEASE NOTE THE NEW ADDRESS FROM MONDAY 1<sup>ST</sup> AUGUST:**

Melksham Without Parish Council  
First Floor  
Melksham Community Campus  
Market Place  
Melksham  
Wiltshire  
SN12 6ES  
01225 705700

---

**From:** Susan Beaton - TW Bristol <[Susan.Beaton@taylorwimpey.com](mailto:Susan.Beaton@taylorwimpey.com)>  
**Sent:** 01 August 2022 12:43  
**To:** Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>  
**Cc:** Keith Simmons - TW Bristol <[Keith.Simmons@taylorwimpey.com](mailto:Keith.Simmons@taylorwimpey.com)>; Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>  
**Subject:** RE: Pathfinder Place, Melksham Landscaping Plan

Good Afternoon,

Thank you for your email and of course I will look into this for you.  
AGENDA ITEM 12(a)(iii) Pathfinder Place - Landscaping Update

I know we have handed over certain areas to the management company, formally. I will get these plans over to you and confirm all the details by the end of this week.

Kind regards

**Susan Beaton | Customer Director | Taylor Wimpey Bristol**  
Ground Floor, 730 Waterside Drive, Aztec West, Almondsbury, Bristol, BS32 4UE  
T: 01454 628417 | M: 07771 842457 | e: [susan.beaton@taylorwimpey.com](mailto:susan.beaton@taylorwimpey.com)  
Taylor Wimpey Bristol is a division of Taylor Wimpey UK Limited

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**From:** Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>  
**Sent:** 01 August 2022 12:34  
**To:** Susan Beaton - TW Bristol <[Susan.Beaton@taylorwimpey.com](mailto:Susan.Beaton@taylorwimpey.com)>  
**Cc:** Keith Simmons - TW Bristol <[Keith.Simmons@taylorwimpey.com](mailto:Keith.Simmons@taylorwimpey.com)>; [clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)  
**Subject:** Pathfinder Place, Melksham Landscaping Plan

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Dear Susan,

I hope all is well with you, I do appreciate all the updates we get from the TW and we do seem to be making some progress on the issues we talked about at our meeting earlier this year. One issue which has just been brought to my attention is the issue of landscaping and where the accountability lies for this to be completed and then maintained. I have forwarded to you so emails I have had and wondered if you and the team would be able to have a look into this for me and then let me know if there is any update. You will see the residents have been contacting Remus and Fexco (?) for an update but so far have not had a response.

Many Thanks,

Nick

**Nick Holder**  
Councillor for Bowerhill  
Deputy Chair Melksham Area Board  
Portfolio Holder for Adults  
Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN





## Lorraine McRandle

---

**From:** Teresa Strange  
**Sent:** 26 July 2022 22:57  
**To:** Lorraine McRandle; John Glover; David Pafford  
**Subject:** FW: Newall Road Bowerhill

For info

---

**From:** Holder, Nick <Nick.Holder@wiltshire.gov.uk>  
**Sent:** 25 July 2022 16:24  
**To:** Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>  
**Cc:** Teresa Strange <clerk@melkshamwithout.co.uk>; Stansby, Mark <mark.stansby@wiltshire.gov.uk>; Cadwallader, Andy <Andy.cadwallader@wiltshire.gov.uk>; cliveaveyard@outlook.com  
**Subject:** RE: Newall Road Bowerhill

Hi Andy,  
Thanks for the update,

Nick

**Nick Holder**  
Councillor for Bowerhill  
Deputy Chair Melksham Area Board  
Portfolio Holder for Adults  
Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN

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Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)  
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**From:** Thompson, Andy <[Andy.Thompson@wiltshire.gov.uk](mailto:Andy.Thompson@wiltshire.gov.uk)>  
**Sent:** 25 July 2022 15:46  
**To:** Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>  
**Cc:** [clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk); Stansby, Mark <[mark.stansby@wiltshire.gov.uk](mailto:mark.stansby@wiltshire.gov.uk)>; Cadwallader, Andy <[Andy.cadwallader@wiltshire.gov.uk](mailto:Andy.cadwallader@wiltshire.gov.uk)>; [cliveaveyard@outlook.com](mailto:cliveaveyard@outlook.com)  
**Subject:** RE: Newall Road Bowerhill

Hi Cllr Holder,

I'm the Section 38 Officer covering the above development. The access from Newall Road across Bath Road is under the Section 38/278 Agreement of Taylor Wimpey. The access will remain closed until Final Surfacing of the footway & apron of the Crossing is completed, along with the activation of the Crossing.

I did note towards the end of last week that the Herras fencing had been disrupted to the point partial access could be gained. I informed the Site and Flynn's Site Foreman arranged to have the fencing resecured. I'm currently having this checked now.

As far as I'm aware this access will remain closed until such time Taylor Wimpey consider it reasonably safe to open it to pedestrians.

Kind Regards,

*Andy.*

**Andy Thompson**  
**Highways Technician**  
**Section 38 & 278 Works**  
Local Highways  
Highways and Transport  
Mobile 07976 343887  
Email [Andy.Thompson@wiltshire.gov.uk](mailto:Andy.Thompson@wiltshire.gov.uk)



---

**From:** Cadwallader, Andy <[Andy.cadwallader@wiltshire.gov.uk](mailto:Andy.cadwallader@wiltshire.gov.uk)>  
**Sent:** 25 July 2022 15:30  
**To:** Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>  
**Cc:** [clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk); Stansby, Mark <[mark.stansby@wiltshire.gov.uk](mailto:mark.stansby@wiltshire.gov.uk)>; Thompson, Andy <[Andy.Thompson@wiltshire.gov.uk](mailto:Andy.Thompson@wiltshire.gov.uk)>  
**Subject:** RE: Newall Road Bowerhill

Dear Cllr Holder,

Thank you for your email concerning the above.

All of the development including the crossing points are in the control of Taylor Wimpey at present as it forms part of their section 38 & 278 agreement works.

We will ask them to ensure that the heras fencing is erected properly and secured.

Thank you for bring this to our attention.

If you have any queries regarding the above please contact me.

Regards,

*Andrew Cadwallader*

Area Engineer Highways West Wiltshire  
Covering the Area Boards of Melksham and Bradford on Avon

Local Highways  
Highways & Transport  
Wiltshire Council

Tel: 01225 712812  
Email: [andy.cadwallader@wiltshire.gov.uk](mailto:andy.cadwallader@wiltshire.gov.uk)  
Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)



---

**From:** Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>  
**Sent:** 25 July 2022 15:18  
**To:** Cadwallader, Andy <[Andy.cadwallader@wiltshire.gov.uk](mailto:Andy.cadwallader@wiltshire.gov.uk)>; Stansby, Mark <[mark.stansby@wiltshire.gov.uk](mailto:mark.stansby@wiltshire.gov.uk)>  
**Cc:** [clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)  
**Subject:** Newall Road Bowerhill

Hi Andy and Mark,  
Sorry if this is not for you guys and if not could you let me know who you think I should take this up with. Taylor Wimpey and their contractors Flynn are nearly ready to commission the Pedestrian Crossings at Pathfinder Way, Bowerhill. One of the crossings exits the new development from Newall Road over the A365, Devizes Road to link up with the walking route to the Oak school etc. Currently the route is blocked with some metal Helas fencing, which I imagine will be removed once the crossing is in use. (I have attached a few photos).  
I have checked the planning details and from what I can see the area in question does not form part of the boundary of the TW development, but sits outside of it. If that is the case I assume WC have responsibility for it and to ensure safety etc.

Are you able to give an opinion at all and let me know what can be done.

Thanks,

Nick

**Nick Holder**  
Councillor for Bowerhill  
Deputy Chair Melksham Area Board  
Portfolio Holder for Adults  
Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN



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## Lorraine McRandle

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**Subject:** FW: Pathfinder Place public artwork

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**From:** Teresa Strange

**Sent:** 02 August 2022 20:24

**To:** [REDACTED]

**Cc:** [Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk); Lorraine McRandle <[office@melkshamwithout.co.uk](mailto:office@melkshamwithout.co.uk)>

**Subject:** RE: Pathfinder Place public artwork

Dear [REDACTED]

I write further to your latest correspondence.

The public art is among one of the many things that was very late to be installed by Taylor Wimpey. I met the ground works contractors to agree the exact position on Monday 18<sup>th</sup> July, they were ready with their digger to undertake the work.; this was to agree the exact angle of it etc. It has quite large foundations advised by the artist's structural engineer and so it had to be set back from the path. The position was marked with spray paint, a piece of heras fence marked the angle too, and was photographed and sent to the parish council's Planning Committee who met that evening; so that they had chance to look en route to the meeting. They confirmed that they were happy with the position as marked, that evening, and I met the ground work contractors the following morning who installed the concrete foundation. Please see link to minutes here <https://www.melkshamwithout-pc.gov.uk/assets/minutes/2022/18.7.22%20Planning%20Minutes%20FIN.pdf>

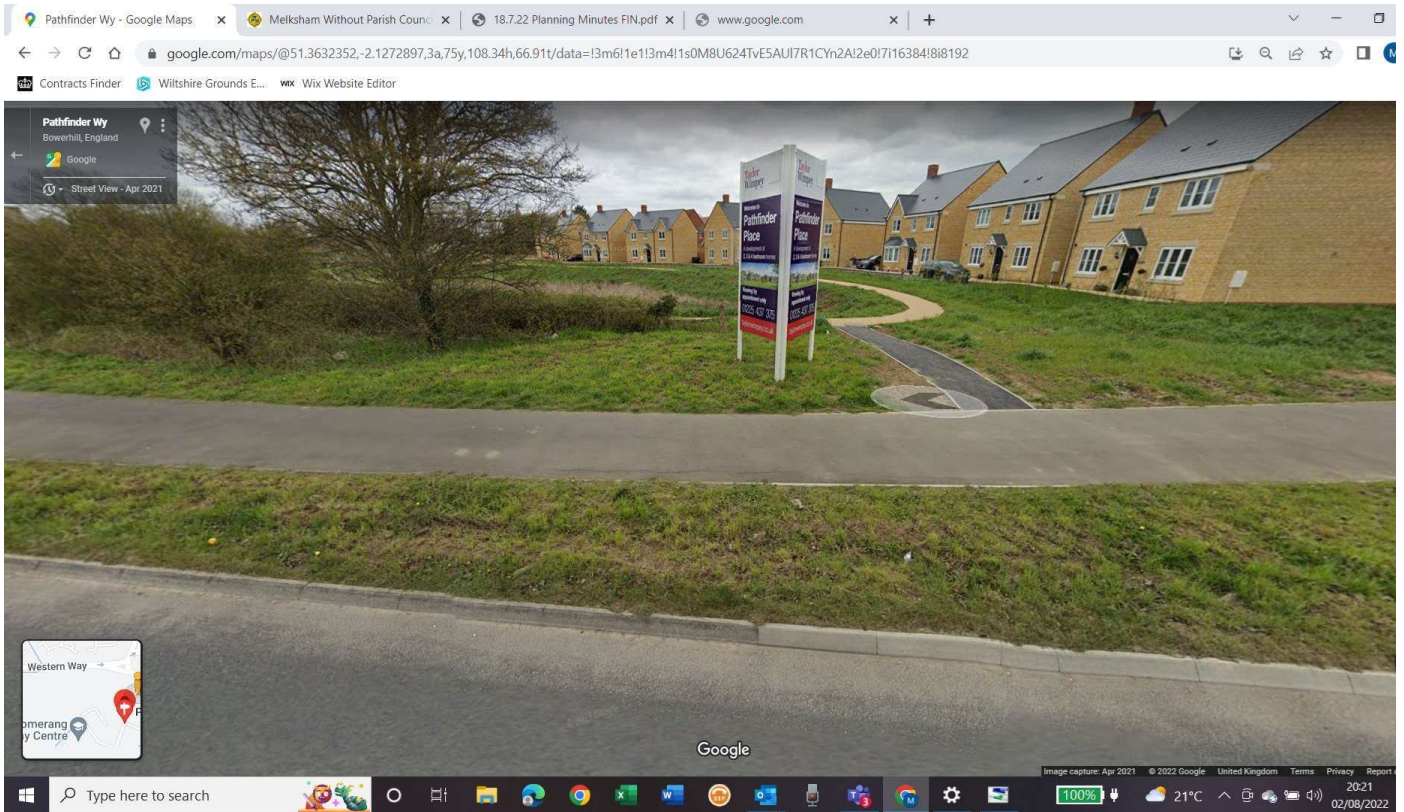
To move this now would incur the cost of the ground works to dig it up and reinstall; this was by digger not dug by hand. The side of the path that you suggest is obscured by the hedge/trees (more in leaf than in this google photo) when approaching from the A365 roundabout direction, which is where is designed to be viewed from; in addition, anyone using the pedestrian access footpath to the development here would be walking and viewing it from the rear, and not from the front. For this to be moved would involve a cost to the parish council for the works, and this ultimately is borne by the tax payer, by the residents of Melksham Without. In addition, council decisions hold for 6 months and cannot be revisited unless a certain amount of councillors request that the decision is looked at again, and the reason will need to be submitted and considered. The questions that the parish councillors will be asking is if there has been a material change to warrant revisiting a decision made, and the benefit to the community of the increased spend.

Now that the art is installed an article will be submitted for the local media, its already in the pipeline with the Melksham News, which will hopefully explain to residents what the art represents etc – these are delivered free to 13,500 sites, and it is also been widely publicised on social media last night, which feeds into the parish council's website home page too. There was some discussion in the initial stages about putting a QR code on the officer name art board as you suggest, but that was rejected as councillors felt that QR codes may not be around in the future, and the website address may change whereas the public art will be there for many years. The ATC hold an RAF Bowerhill archive and they have a small display outside their HQ on the industrial estate (33 Lancaster Road, Bowerhill, Melksham, Wilts, SN12 6SS

With regards to planting behind it, the Landscape plan and other planting aspects have been raised with Taylor Wimpey, along with a long list of outstanding items, by Wiltshire Councillor Nick Holder and the parish council. I believe Nick has answered the items that you listed that were complaints by residents. Some additional planting behind could be considered and requested of Taylor Wimpey.

The parish council's Planning Committee, of which the development at Pathfinder Place is a standing item currently, is on Monday 15<sup>th</sup> August, at 7pm at Melksham Rugby Club, and you are welcome to attend and speak to the council there in the public participation section. Following that, the council's meetings will move to the new Melksham Campus building which houses the parish council offices and meeting space since its opening yesterday.

I hope that helps,  
Regards, Teresa



**From:** [REDACTED] >  
**Sent:** 02 August 2022 14:27  
**To:** Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>  
**Cc:** [Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk); Lorraine McRandle <[office@melkshamwithout.co.uk](mailto:office@melkshamwithout.co.uk)>  
**Subject:** Re: Pathfinder Place public artwork

Dear Teresa and Nick,

Thank you for your emails.

I thought I'd take time to gather the following responses to some of your points, I plan to attend the September meeting in person as it was hard to hear and contribute to the proceedings via the Zoom link.

"Relocation" is in hindsight, a strong word, the better location for the artwork, in our opinion, would be where the current Taylor Wimpey sign is, across the path. So a very small move. Allowing it to be more prominent, visible and surrounded by greenery.

We understand you may not wish to move the sign.

Regarding the artwork, living next to it and walking the dog multiple days, I've explained the following:

- The history of the site and Bowerhill.
- The names of the roads relating to RAF personal (Pile Place is always an unfortunate name when discussing with visitors...)
- There's another piece of art located in the site for them to visit.

An informational plaque (consider a QR code too for more tech savvy) would be a great addition, providing history and education for younger generations and visitors.

The current location of the artwork is very parse and barren.

I would agree with the few comments asking if there is a “backing” to it.

To soften the impact of the harsh industrial material of the artwork, a few trees and planting would be a great enhancement to the artwork, providing a “backing” and allow people to appreciate it further..

Nick, Taylor Wimpey (well their contracted arborists) actually cut down a lot of trees on that strip of land, all down the side of our property, near the sign, perhaps they could be replanted? Quite a few were damaged by Taylor Wimpey construction equipment.

“The residents of Pathfinder Place are up in arms” is a general comment regarding the combination of a number of factors.

I should have expanded on that point, my apologies.

These are discussed in private resident conversations, a WhatsApp group and Facebook group as you mentioned, these might be ore of interest to Nick:

- Taylor Wimpey not having finished handover works of the site. (Crossings, a planting plan and apparently an acoustic fence)
- Heavy vehicle damage to grass verges, bushes, trees. A general unkept look at the public entrance to the site.
- Pathways not being safe. My wife’s elderly grandmother has struggled with the site entrance’s lack of grip dots and uneven surface for example. It has been this way for months and was lethal in icy weather.
- Remus sending residents letters asking for money with work still outstanding.
- Taylor Wimpey contractors and employees stating the school is unlikely to happen.
- Frustration at council services such as waste/rubbish collections.
- The cost of living crisis and money is seen to being spent on non essentials (people don’t understand Section 106 agreements)

Regards,

---

**From:** Teresa Strange  
**Sent:** 01 August 2022 20:10  
**To:** [REDACTED] >  
**Cc:** Lorraine McRandle <[office@melkshamwithout.co.uk](mailto:office@melkshamwithout.co.uk)>; [Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)  
**Subject:** RE: Pathfinder Place public artwork

Dear [REDACTED]

Thank you for your correspondence.

I have attached the minutes of the Planning Committee in April 2018, which details the finance of the public art. We are unaware of what it cost, this was commissioned by Taylor Wimpey and installed by them.

It was agreed that it was to be installed on the highways. It needed the permission of the Wiltshire Council highways officers, but we had no requirement for planning permission, this may be why it did not come up on any searches your solicitor did. I cannot answer why it wasn’t on any information supplied by Taylor Wimpey, as per my earlier correspondence the site was agreed with Taylor Wimpey a couple of years ago; but is not on their site.

With regards to “the residents of Pathfinder Place are up in arms”; we have only had positive comments from residents. I do understand that there is a Pathfinder facebook group, which we are not members of, but can see the comments on the Bowerhill facebook group where residents have posted a photo of it, which has had a reach of over 920 people, and no negative, only positive, comments.

Having agreed the site some years ago, and with all the necessary permissions in place, I am not sure that the parish council want to arrange a site meeting to discuss an alternative location. This has always be agreed to be an art representation of the old gates to RAF Bowerhill and has always been destined to be on Pathfinder Way, where the gates used to be to the RAF camp.

Regards,  
Teresa

Teresa Strange  
Clerk

**PLEASE NOTE THE NEW ADDRESS FROM MONDAY 1<sup>ST</sup> AUGUST:**

Melksham Without Parish Council  
First Floor  
Melksham Community Campus  
Market Place  
Melksham  
Wiltshire  
SN12 6ES  
01225 705700

---

**From:** [REDACTED] >  
**Sent:** 30 July 2022 11:01  
**To:** Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>  
**Cc:** Lorraine McRandle <[office@melkshamwithout.co.uk](mailto:office@melkshamwithout.co.uk)>  
**Subject:** Re: Pathfinder Place public artwork

Dear Teresa,

Thank you for the reply and the minutes. However this as I stated in the meeting, these items and agreements are not part of our reports from Taylor Wimpey and our solicitor. We completed in July 2020 so I'm confused as to why these items weren't in our documentation considering the "art" work is in such a prominent location outside our property.

I wonder if there's an opportunity to meet Nick and yourself on-site to discuss an alternative location.

The residents of Pathfinder Place are up in arms and rumours are swirling about the cost and the "art" itself. The latest rumour is £19,000 and most of it has been "misplaced".

I hope you, Nick and other council members can address this growing issue.

Regards,

[REDACTED]

Sent from my iPhone

On 26 Jul 2022, at 22:51, Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)> wrote:

Dear [REDACTED]  
Thank your for your attendance at last night's parish council meeting.



We are currently at the start of our relocation to new premises this week, and so I can give you a fuller answer next week, but as a start the following extract is from published Minutes from Feb 2020.

Min 260/20

S106 Agreements and Developer meetings: (Standing Item)

a) To note update on ongoing and new S106 Agreements

i) Public Art Update

Pathfinder Place The Clerk explained following a request for Taylor Wimpey's Management Company to be responsible for the art panel on Pathfinder Way, they had responded to say that the area in question was located on highway land and they were therefore unable to take ownership and maintain the art installation at that location, suggesting it would need to be located within the site boundary. The Clerk explained it had originally been envisaged the art panel be located on Pathfinder Way as the Parish Council had requested the panel be located to represent a gate at the symbolic entrance to the old RAF camp . Highways had said they would be happy if the art panel was located on highway land, as long as the parish council took on the public liability for it. The Clerk informed the meeting Taylor Wimpey were happy to provide a barrier adjacent to the attenuation pond opposite the play area, but sought a steer on a preferred design. The Clerk provided 3 options, with Members preferring the last option, which the Clerk agreed to forward to Taylor Wimpey. Recommendation: As it was envisaged this art installation would provide a visual gateway to Bowerhill, it be located in a prominent position on Pathfinder Way.

With kind regards, Teresa

Teresa Strange

Clerk

Melksham Without Parish Council

Sports Pavilion

Westinghouse Way

Melksham

Wiltshire

SN12 6TL

01225 705700

**PLEASE NOTE THAT THE OFFICE WILL BE CLOSED AT MIDDAY ON WEDNESDAY 27<sup>TH</sup> JULY TO RELOCATE AND WILL BE RE-OPENING ON MONDAY 1<sup>ST</sup> AUGUST AT 10AM AT:**

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place

Melksham

Wiltshire

SN12 6ES

01225 705700



PATHFINDER WAY PUBLIC ART

