

**MINUTES of the Planning Committee of Melksham Without Parish
Council held on Monday 3rd November 2025 at Melksham Without Parish
Council Offices**

**(First Floor), Melksham Community Campus, Market Place, SN12 6ES
at 7:00pm**

Present: Councillors Richard Wood (Committee Chair), Alan Baines (Committee Vice-Chair), John Doel, Mark Harris, David Pafford, Peter Richardson and Martin Franks.

Officers: Fiona Dey (Parish Officer) and Marianne Rossi (Finance and Amenities Officer)

In attendance: Wiltshire Councillors Nick Holder and Phil Alford
Councillor Martin Haffenden (as an observer)
5 members of the public

On Zoom: One member of the public

309/25 Welcome, Housekeeping and Announcements:

The Chair welcomed everyone to the meeting. As there were new members of the public present at the meeting, the housekeeping messages were read out. Everyone present was aware that the meeting was being recorded and would be published on YouTube following the meeting and deleted once the minutes were approved.

- a. Members noted that a new planning application for Permission in Principle for up to 5 dwellings on land south of 214b Corsham Road had been received (PL/2025/08613). As the consultation period is only 14 days and extension has been requested so that it can be considered at the next planning Committee meeting on 24th November 2025. Wiltshire Councillor Alford has already called in the application.
- b. Members noted that amended plans had been received for PL/2024/11426 Land to the South of A365 Bath Road and West of Turnpike Garage (Gompels). This will be considered at the next planning Committee meeting on 24th November 2025

310/25 Apologies:

There were no apologies as all members of the committee were present.
Apologies were received from the Clerk and from Wiltshire Councillor Griffin.

311/25 Declarations of Interest:

- a. Declarations of Interest

Councillor Wood and Councillor Franks declared an interest in agenda item 8i (PL/2025/00626 Land North of Berryfield Lane) as Berryfield residents.

- b. Dispensation Requests for this Meeting:

None requested.

312/25 To consider holding items in Closed Session due to confidential nature:

Resolved: Agenda items 13d (Planning Enforcement) and 14biii (Contact with Developers) to be held in closed session 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 the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

Agenda item 13d: Start of legal action.

Agenda item 14biii: Commercial information.

313/25 Public Participation:

Standing Orders were suspended to allow Public Participation

a. Wiltshire Councillor Nick Holder, Bowerhill

Wiltshire Councillor Holder explained that he would not be commenting on Agenda Item 6a (Chamier Close) as he is a friend of the applicant.

Wiltshire Councillor Holder provided an update on Pathfinder Place Public Open Space (agenda item 14ai). He had been informed by Taylor Wimpey that contractors were starting on site today (Monday 3rd November 2025) and that they are due to complete the work within 2 weeks.

He noted that he has called in the application for Land South of Western Way (PL/2025/07391) despite it being at reserved matters. He has done this to ensure that the residents' and parish council's concerns about construction access are fully considered. It was noted that the application would be considered by the Strategic Planning Committee

Wiltshire Councillor Holder commented that he has also called in the application for Land at Bowerhill Lane - Old Loves Farm (PL/2025/06105) and noted that this would be considered at a Western area Planning Committee.

b. Wiltshire Councillor Phil Alford, Melksham Without North & Shurnhold

Wiltshire Councillor Alford commented that he has already called in the application for Permission in Principle for up to 5 dwellings on land south of 214b Corsham Road (PL/2025/08613).

He also noted that, for application PL/2024/09725 (Land off Corsham Road, Whitley – Middle Farm, he has provided evidence to the Planning Officer that he called it in to committee about a year ago but is awaiting a response.

c. Members of the Public

MP1 explained he was the applicant for PL/2025/07615 (11 Chamier Close, Bowerhill). He explained that the purpose of the planning application is to provide a safe and secure environment for his 5-year-old son to play in. MP1 noted that the existing boundary is a 4-foot high metal open railing, which his son can already climb through, and he also noted that the property is adjacent to Pathfinder Way which has a documented speeding issue. MP1 believes that the boundary needs to be changed to ensure the safety of his son when playing in that part of their property. MP1 explained that the replacement fence is still within their boundary (as shown on their TP1 – registered property title) and that his plans have been adapted to comply with the covenants in the TP1.

MP1 addressed some of the comments which had been submitted on the planning portal in objection to his application. He noted that the TP1

contained a 5-year restriction period on changes, but that this expired this year in July and therefore material planned changes are permitted. He also noted that the TP1 allows for erection of a fence across the sewer easement as a fence is not a permanent structure. He is required to maintain operational access for Wessex Water, which he will do by making the panels and posts removeable (and better than the current metal fence and concreted posts). He also noted that Wessex Water has not required access in the last 5.5 years.

With regards to the Streetscene document, MP1 feels that it is an indicative document to give a feel for the Streetscene but it is not an exact representation of the development. He also noted that as a precedent, the development over the road (from the same developer) has an expanse of close-boarded fence and also further down Pathfinder Way there is an example of close-boarded fence adjacent to the path.

MP2 explained that she is a neighbour of the applicant for PL/2025/07615 (11 Chamier Close, Bowerhill) and supported the application. She also added that she had spoken with other neighbours who had no objections to the proposed fence.

MP3 explained that he had already written to express his concerns about PL/2025/07615 (11 Chamier Close, Bowerhill), to the Clerk but wanted to raise a few points. He commented that he felt that neither the planned 6-foot fence nor the foundations needed to support the fence posts would be easily removable as required on the protected easement strip.

He also highlighted that the fence would be out of context with the Design and Access Statement from the outline planning application (16/01123/OUT) and highlighted two statements from the document:

“Continuity and Enclosure

5.32 Key frontages such as those following the main route through the development will be particularly prominent and critical to the appearance of the development. Particular attention will be paid to the massing and architectural style of these buildings, so that they contribute positively to the quality and character of the new development...”

MP3 explained that the frontages were illustrated in the Streetscene document. He added that this visual was what the developers wanted to be able to market and sell properties on the development and what he wants to be retained for the time when he comes to sell his house (if he chooses to do so).

“Principal Frontages

5.43 Dwellings within this character area will create a consistent building line to the main route and will be separated from the public areas by low level boundary treatment of either vegetation, low level brick walls or railings...”

MP3 commented that the statement spoke for itself.

MP3 also commented that he was concerned that the application would set a precedent and had spoken to no-one on the estate who was in favour of it.

Finally, MP3 commented that the reason for the application was to provide a safe place for the applicants' child to play but added that the applicants have one of the largest enclosed gardens on the estate and therefore he felt that it was a weak reason for the application.

MP4 commented that he supported the comments made by MP3 on PL/2025/07615 (11 Chamier Close, Bowerhill). He added that he had recently moved to the area and that his solicitor had strongly emphasized the constraints related to the protected easement strip. He noted that the proposed fence will be on easement strip and shared the concerns of MP3 about how the posts holding a 6-foot fence could be easily removable. He was also concerned that the applicant may be planning to increase the size of his garden by removing the existing fencing enclosing the area.

MP5 (on Zoom) explained that she was also one of the applicants for PL/2025/07615 (11 Chamier Close, Bowerhill). In relation to the protected easement strip, she wanted to emphasize that there is a line in their TP1 that states *"the covenant should not be deemed to prevent the erection of boundary or other fences that are of easily removable character"*. From this, she believes that they can have a fence as a boundary but will take on board advice from Wiltshire council and the parish council as to what is permitted.

MP6 commented on the revised plans for PL/2025/00626 Land North of Berryfield Lane. He noted that the application is speculative and not part of Melksham Neighbourhood Plan 2. As a lay person he doesn't understand how any application not in the plan can be considered. He is concerned that this application will add to overdevelopment of Berryfield and noted that about 450 houses have been added to the village in the last 5 years. His biggest concern with the revised plans is the size and location of attenuation ponds. Previously these were on the other side of the field but now will be within meters of his back garden. The area is known to be wet, and he is concerned about the impact on the four existing houses adjacent to the ponds. Other concerns he has raised previously remain.

Councillor Haffenden commented that drainage remains a concern for PL/2025/00626 Land North of Berryfield Lane. He currently has gate access to the field behind his house, but with the revised plans there will be a pit within 2 metres of the gate into which all the water from the development will be collected. The end of his garden by the gate already floods and he is concerned that the pond will not have sufficient capacity and will cause internal property flooding. He also noted that the developer has not addressed concerns raised on the original design, by Wiltshire Council Drainage and Flood Engineer.

Councillor Haffenden also commented that Highways access issues remain. He questioned how construction traffic will be able to access the site and noted at the Buckley Gardens development construction trucks were queuing on Semington Road, waiting to access the site, causing disruption to local residents. He feels that local residents have already suffered seven years of development with continuous disruption. He is also concerned that the development will contribute to killing Berryfield as a village and that it is becoming just an urbanization of Melksham.

The meeting reconvened.

314/25 Planning Applications: The Council considered the following applications and made the following comments:

- a. [PL/2025/07615](#) **11 Chamier Close, Bowerhill, Melksham, SN12 6XZ**
Householder Application: Replace the existing metal railings that form the

boundary next to Pathfinder Way with a 6ft wooden fence. Applicant Name: Mrs Alexandra Jones

Comments: OBJECT

Members are concerned about the height of the proposed fence and feel that it would be incongruous in the Streetscene. Members believe that the proposed fence would be contrary to the Design and Access Statement from the outline planning application (16/01123/OUT) Principal Frontages point 5.43 and with Melksham Neighbourhood 2 Policy 20: Locally Distinctive, High Quality Design.

Design and Access Statement: *“Principal Frontages - 5.43 Dwellings within this character area will create a consistent building line to the main route and will be separated from the public areas by low level boundary treatment of either vegetation, low level brick walls or railings...”*

Members also noted that there may be suitable alternative options for achieving enclosure of the garden which do not include the use of 6-foot high close-boarding. They are also concerned that, if permitted, this application would set a precedent for other applications which would result in a change in the look of the development.

Four members of the public and the member of the public on Zoom left the meeting at 7:35pm

- b. [PL/2025/08036](#) **Snarlton Farm, Eastern Way, Melksham, SN12 7PP**
Removal/variation of conditions: Variation of Condition 2 (approved plans) of PL/2023/09968 to vary parking location & divide building.
Applicant Name: T & J Stainer Ltd

Comment: No Objection

Wiltshire Councillor Holder left the meeting at 7:37pm

- c. [PL/2025/08100](#) **The Willows, Lower Woodrow, Forest, Melksham, SN12 7RB** Full planning permission: Construction of a new garage and home office and associated change of use of paddock land to residential curtilage. Applicant Name: Mr & Mrs Fletcher

Comment: No Objection

- d. [PL/2025/08265](#) **Bath Road, Shaw, SN12 8EF** Hedgerow removal notice: The 3m section of hedgerow was removed to facilitate a construction project undertaken by Wessex Water. The hedgerow was removed under consent reference: PL/2025/03656. This consent stated that the hedgerow would be replanted upon completion of the project. The land owners have requested that the hedgerow is not replanted as originally proposed. The section of hedgerow is positioned on the edge of the private driveway onto a 40mph highway. The landowners have advised that the permanent removal of this hedgerow will provide significant visibility benefits when exiting the driveway with their vehicle. To compensate for the permanent loss of hedgerow, Wessex Water will replant an equivalent section of hedgerow within an existing gap where no hedgerow is present. This will be replanted in the upcoming planting season. Details of this are provided in documents submitted within this application. Applicant Name: Wessex Water

Comments: No Objection. However, the parish council would like to request the following community benefit items from Wessex Water at the public open space being developed at Shurnhold Fields (former George Ward school playing field) on the opposite side of the road:

- A water connection into Shurnhold Fields Country Park
- Expansion of the wildflower meadow being established in Shurnhold Fields Country Park by Wessex Water (as biodiversity offset for work in Westlands Lane).

315/25 Amended Plans/Additional Information: The Council considered the following amended applications and made the following comments:

- a. [PL/2025/00626](#) **Land North of Berryfield Lane, Melksham, SN12 6DT:** Outline planning application for up to 68 dwellings and formation of new access and associated works (All matters reserved other than access).

Comments: Members maintain their strong objection to this development as it is speculative and not allocated in either the recently made Melksham Joint Neighbourhood Plan or the emerging Wiltshire Council Local Plan.

As previously submitted, for the refreshed Melksham Neighbourhood Plan, the Qualifying Bodies were given an indicative number to allocate by Wiltshire Council of 200 houses in Melksham and Bowerhill and 70 in Shaw and Whitley, a total of 270. The made Neighbourhood Plan proposes a total of 453, enough to cover any potential increase of housing numbers required in the Local Plan when finalised. The following comments have been updated to reflect the current status of these allocations:

- Policy 7.1 Cooper Tires a brownfield site for 100 dwellings, the site has been recently sold, and some light touch demolition work has commenced in August with a further demolition application now approved PL/2025/07169
- Policy 7.2 Land at the former Melksham Library site, a brownfield site 50 dwellings for older people. This project is being progressed by Wiltshire Council as landowner and developer, with pre application meetings arranged with the qualifying bodies in September and a public consultation undertaken on 20th October. Planning application to be submitted in January 2026. The existing buildings were demolished some time ago.
- Policy 7.3 Land South of Western Way, Bowerhill for 210 houses and 70 bed care home. This site has outline permission following Appeal and has been bought by Barratt Homes who have submitted a Reserved Matters application PL/2025/07391.
- Policy 7.4 Land at Whitley Farm, Whitley, this is for a heritage led development and as such has no housing number assigned, but in previous Regulation 14 versions of the Plan had a nominal 10 and 15 dwellings indicated.

- Policy 7.5 Land at Middle Farm, Whitley, this has an allocation for 50 dwellings, an increase on its original allocation of 18 dwelling in the first Neighbourhood Plan, and a current planning application for 22 dwellings awaiting decision, which includes an illustrative masterplan with 57 dwellings. PL/2024/09725.

Wiltshire Council's three Melksham sites in the Local Plan have already started their journey through the planning system, increasing in housing numbers as they do so. The parish council believe that these planned numbers are more than sufficient to meet the needs of the community and speculative developments need not, and should not, be considered at this time.

In addition, members have on-going concerns about the design of the development. Specially:

- In the revised application, the proximity of the relocated attenuation ponds to the existing dwellings on Semington Road and the increased risk of property flooding. Members are also concerned that the attenuation ponds are not well thought out as they are designed to be temporary until the canal is built.
- The lack of vehicular access between the two sides of the development resulting in the feeling that the plan is for two separate developments. Members are also concerned about the suitability and safety of having an access point to the development from the single track Berryfield Lane.
- Preservation of the Local Green Space (LGS) and associated trees on the triangle of land between Berryfield Lane and Berryfield Park particularly during the construction phase of the development. This Local Green Space is designated in the Melksham Neighbourhood Plan Policy 16 (LGS23).
- Distribution of affordable housing on the site. Members are concerned that the development will not be tenant blind.

Members reconfirmed the s106 requests they had made previously.

Members feel that nothing in the revised plans changes their existing stance of objection to the application.

316/25 Current planning application: standing item for issues/queries arising during period of applications awaiting decision.

- a. [PL/2024/10345](#): **Land north of the A3102, Melksham (New Road Farm)** The construction of 295 homes; public open space, including formal play space and allotments; sustainable drainage systems; and associated infrastructure; with 0.4ha of land safeguarded for a nursery. The principal point of access is to be provided from a new northern arm on the existing Eastern Way/A3102 roundabout junction, with a secondary access onto the A3102. Additional access points are proposed for pedestrians and cyclists. Applicant: Bloor Homes South West

Members noted the new comments from Waste and Melksham Town Council, and the correspondence between the Clerk and Wiltshire Council regarding drafting of S106 agreement

- b. [PL/2024/10674](#): **Land off Woodrow Road, Woodrow Road, Melksham, SN12 7AY** Outline application with all matters reserved except for access for the development of up to 70 dwellings, open space, ecological enhancements, play space, associated infrastructure (including drainage structures and works to the public highway), access, parking, servicing and landscaping. Applicant: Waddeton Park Ltd

Members noted appeal APP/Y3940/W/25/3374421 and the hearing start date of 3rd February 2026.

Resolved: to approve the submission of additional comments to the Planning Inspector for the Appeal Hearing on current housing numbers, which brings the planning application/planning numbers up to date since comments were last made

- c. [PL/2024/07097](#): **Land south of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP**: Erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating Classes E(b), E(g) and F2(b) and (c)); open space and dedicated play space and service infrastructure and associated works on and South of Snarlton Farm (Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way) - Resubmission of PL/2023/07107). Applicant: Catesby Estates Promotions Limited.

Members noted appeal APP/Y3940/W/25/3373278 and the hearing start date of 20th January 2026.

Resolved: to approve the submission of additional comments to the Planning Inspector for the Appeal Hearing on current housing numbers, which brings the planning application/planning numbers up to date since comments were last made.

- d. [PL/2025/06749](#) - **Land North of Bath Road (A365), Melksham (Adjacent to Melksham Oak Community School)**
Outline planning application (with all matters except access reserved) for mixed use development comprising residential (up to 205 dwellings), land reserved for expansion of secondary school, public open space, landscaping and associated engineering works. Applicant Name: Hannick Homes & Developments Ltd

The new comment from Waste Management was noted

- e. [PL/2025/06105](#) **Land at Bowerhill Lane, Bowerhill, Melksham (Old Loves Farm)** Outline Planning Permission: Erection of up to 50 No. dwellings and associated works

Members noted that the Clerk had submitted current housing numbers, which brings the planning application/planning numbers up to date since comments were last made.

- f. **PL/2024/11426: Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts (Gompels)**: Construction of warehouse with office space, parking and associated landscaping including site access.

Members noted that Officers had identified a planning application (PL/2025/02430) where, on 5th June 2025, Economic Development submitted comments on the application. Members felt that this was inconsistent with the communication from Nic Thomas (Director – Planning, Economy and Regeneration at Wiltshire Council) on 5th September 2025.

Resolved: to submit a Freedom of Information request to Wiltshire Council to ask the following:

- When was the decision made to change their procedures so that that Economic Development no longer comment on individual planning applications?
- When was the decision made to not comment on application PL/2024/11426?
- How many and which applications have received comments from Economic Development since that date?
- How many and which applications have not received comments from Economic Development since that date?

- g. **PL/2025/07391 - Land South of Western Way, Melksham, Wiltshire**
Approval of reserved matters: Reserved Matters (appearance, landscaping, layout and scale) for 210 residential dwellings (Use Class C3), along with associated open space, landscaping, and parking, pursuant to Condition 2 of Outline Planning Permission ref. PL/2022/08504. Applicant Name: BWD Trading

Members considered alternative access for construction traffic and for residential traffic via the land allocated on Pathfinder Way for the primary school and agreed that the school site should be protected and not used for access.

Comments: Members noted that the Appeal decision notice for the outline planning application (PL/2022/08504) show that the Planning Inspector was fully aware that the traffic would be going through Maitland Place, and there would be traffic calming (the build outs). However, Members reiterated their request for a review of the safety and capacity of Maitland Place and the suitability of it's use as the residential access to the development.

Members noted that Appeal APP/Y3940/W/23/3324031 for the outline planning application (PL/2022/08504) includes conditions. However, members felt that the delivery of some of the conditions should be accelerated:

- Condition 18: No development shall commence on site until a Construction Management Statement (CMS) including the point of access into site for construction vehicles and working hours (among other points) is submitted and approved.

Members believe strongly that the CMS must be available and considered as part of this Reserved Matters application.

- Condition 9: Prior to the occupation of the 50th dwelling on the site, the design of the proposed emergency vehicle access and routing shall be submitted and approved.

In their previously submitted comments, members requested that construction access to the site must be from Western Way. If the logical location of the proposed emergency vehicle access point is to be used, the access should be considered as part of this Reserved Matters application.

- Condition 7: Prior to commencement of the construction of the development the design of the Toucan Crossing off Western Way to be submitted and approved.

Members feel that the design should be submitted as part of the Reserved Matters application.

- Condition 8: Prior to the occupation of the first dwelling on the site a minimum of a 2m wide footway connection to the southern side of Western Way shall be designed, submitted and approved. The footpath connection shall be provided before the final dwelling on the site is occupied.

Members feel that the design should be submitted as part of the Reserved Matters application.

Members noted and supported the comments from the Rights of Way regarding Public Footpath MELW42.

Members are concerned about the impact of noise on the properties adjacent to the industrial estate and request that additional sound insulation is provided for these dwellings.

- h. [PL/2024/11665](#) Land at, Semington Road, Melksham, SN12 6DP (Rear of Townsend Farm, Phase 2) Application for reserved matters pursuant to application ref: PL/2022/08155 for appearance, scale, layout and landscaping. Applicant: Living Space Housing.

Members noted that this application was approved on 30th October 2025.

- i. [PL/2025/00626](#) **Land North of Berryfield Lane, Melksham, SN12 6DT:** Outline planning application for up to 68 dwellings and formation of new access and associated works (All matters reserved other than access).

Amended application was discussed in Min 315/25.

- j. [PL/2024/09725](#) **Land off Corsham Road, Whitley, Melksham (Middle Farm)** Outline planning application (with access, layout and landscaping to be approved) for up to 22 dwellings, new access off Corsham Road, public open space, drainage and associated works.

Members noted that there had been no update since the parish council's request for context/explanation for the illustrative masterplan for 57 dwellings.

The meeting went into closed session.

- k. [PL/2025/03513](#) Land North of Top Lane, Whitley, Melksham (E388633, N166527) Permission in principle: Permission in principle for up to 6 dwellings. Applicant: Ms Patricia Eaton

Wiltshire Councillor Alford provided an update on correspondence between himself and the Planning Officer.

The meeting returned to open session.

Wiltshire Councillor Alford left the meeting 8:37pm

317/25 Proposed Energy Installations

- a. **Land South of Brockleaze ([PL/2025/05552](#))**

No new comments.

- b. **Lime Down Solar**

Councillor Richardson provided an update on the questions he had asked the Planning Inspectorate on behalf of Community Action Whitley and Shaw (CAWS) about the Lime Down Solar Planning application. He also commented that he has requested, as there are 316 documents, that they can be searched using AI (artificial intelligence) tools as currently they include a blocker to prevent this.

- c. **National Grid projects**

Councillor Richardson highlighted that solar and BESS (Battery Energy Storage Solution) applications are not being shown correctly on Wiltshire Council's planning portal.

Resolved: The Parish Council request a meeting with Cabinet Members at Wiltshire Council to discuss the cumulative impact of piecemeal planning applications for solar and Bess installations, and the associated cabling works on residents living in the vicinity of the Melksham National Grid Sub-station.

- d. **Wick Solar Farm (20/06840/FUL), Studley Solar Farm ([PL/2021/08690](#)) and associated cable installation ([PL/2025/05856](#))**

No new comments.

318/25 Planning Policy:

- a. **Joint Melksham Neighbourhood Plan:**

Members noted the Neighbourhood Plan website had been updated and also noted that the Clerk is looking for alternatives to update the email address used on the Neighbourhood Plan website as the current email is hosted by Google which is not in the UK.

- b. **Wiltshire Council's Draft Local Plan Examination:** To consider any updates <https://www.localplanservices.co.uk/wiltshirelpexamination>

Resolved: Members feel that it is not necessary to reiterate the comments they have previously made on Wiltshire Council's draft Local Plan for the Examination Hearings.

c. **To consider Briefing Note 25-08 Gypsies and travellers**

Members noted the call for Gypsy and traveller sites.

Councillor Doel raised a question about the status of caravans in a field adjacent to New Road.

Resolved: Officers to investigate the status of the land and caravans adjacent to New Road.

d. **Resolved:** Councillor Pafford to represent Melksham Without Parish Council at WALPA (Wiltshire Area Localism and Planning Alliance) and attend on-line meetings.

e. Engagement with Chippenham Town Council regarding speculative development was noted and welcomed.

319/25 Premises Licenses applications and decisions:

- USP Digital at Office 4, Evans Business Centre, Hampton Park West, Melksham SN12 6LH: supply of alcohol OFF sales – Mon to Sun 08:00 to 20:00.

Members noted the application but need not feel the need to submit any comments.

320/25 Planning Enforcement: To note any new planning enforcement queries raised and updates on previous enforcement queries.

a. Corsham Road Scottish and Southern Electricity Networks (SSEN) cabling works

Councillor Richardson explained that he had made a complaint about the works and their management with Wiltshire Council and was also in on-going communication with the contractor.

b. Westlands Lane traffic

Members noted that an enforcement notice is in place and that a marshal is now stationed on the junction of Westlands Lane with the A350 to stop Wick Solar Farm vehicles using this access which contravened their Construction Management Plan which appear to be having a positive effect.

c. Semington Road

No updates were received.

The meeting went into closed session.

d. Berryfield Lane

Members were frustrated that the enforcement officer could find no evidence of the reported activity.

Recommendation: To ask Wiltshire Council Enforcement to meet with Councillor Franks who will show evidence of the reported activity.

The meeting returned to open session.

321/25 S106 Agreements and Developer meetings: *(Standing Item)*

a. Updates on ongoing and new S106 Agreements

i. Pathfinder Place:

It was noted that Wiltshire Councillor Holder had provided an update on the Public Open Space and school site at the start of the meeting, and that work had started on the bus shelter.

ii. Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)

Resolved: To change the wording of the proposed change to s106 re highways condition from “eastern” to “western” (see below).

- *The sum of two hundred thousand pounds (£200,000.00) towards route enhancements to improve connectivity between the Land, the town centre to the north and education facilities to the east, inclusive of Local Cycling Walking Infrastructure Plan routes, and measures to enhance the use of the pedestrian route on the **western** side of the roundabout between Old Semington Road and Melksham;*

The update on the progress of the bridge was noted. Councillor Wood requested to be included in the site visit.

- ##### iii. Members noted that the Clerk has developed a spreadsheet with all the s106 contributions listed. Decision notices are to be reviewed to identify any conditions that need to be added.

Recommendation: to ask for s106 contributions for a Cemetery extension or new Cemetery site.

iv. S106 decisions made under delegated powers

None

b. Contact with developers:

- ##### i. Members noted that Barratt Homes will be the developer for Blackmore Farm (outline [PL/2023/11188](#))
- ##### ii. A date was agreed for a pre-application meeting with Corsham Cricket Club regarding plans for new facilities and artificial pitch at Beanacre Community Field (adjacent to St Barnabas Church)

The meeting went into closed session.

- ##### iii. Members noted contact from a developer about a potential new housing development which was still commercially sensitive at this time.

The meeting returned to open session.

Meeting closed at 9.11pm

Chairman, 17th November 2025