

**MINUTES of the Planning Committee of Melksham Without Parish Council
held on Monday 11th May 2026 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), David Pafford (Vice-Chair of Council), Mark Harris, Peter Richardson and Martin Franks.

Officers: Teresa Strange (Clerk) and Fiona Dey (Parish Officer)

In attendance: 5 members of the public (part)

On Zoom: Councillor Chris Griffiths joined on Zoom (part)

552/25 Welcome, Housekeeping and Announcements:

The Chair welcomed everyone to the meeting and welcomed members of the public.

The Clerk shared a positive announcement regarding the Upside development PL/2022/06221 which had just been approved for 112 dwellings on a mainly brownfield site in town. Noting that the request for Section 106 funding for cycling and walking provision had been successful. While funding for a railway bridge had not been secured, £100,000 had been allocated towards improving access through Foundry Close to the station, which would benefit residents accessing the station and onwards to the town centre from Beanacre.

The Clerk also noted concerns regarding the handling of the application process and lack of transparency of the Section 106 agreement.

It was also noted that a traffic order consultation had been published regarding a proposed 20mph speed limit on the roads of Bowood View. It was agreed that this would be considered at the Annual Council meeting on 18th May 2026 to meet the consultation deadline.

553/25 Apologies:

Resolved: To accept Councillor John Glover's absence due to holiday.

554/25 Declarations of Interest:

a. Declarations of Interest

It was noted for transparency that:

- The parish council own land (Bowerhill Sports Field) adjacent to the Knorr Bremse site (agenda item 6f).
- The parish council have flood defence storage facilities in the yard near Whitley Reading Rooms which is the site connected with agenda item 6e.
- Councillor Wood declared a personal interest in agenda item 6c as he knows the applicant socially through local activities and therefore would not take part in the discussion or vote.

- Councillor Franks reiterated a previously declared interest in relation to festivals and event supply work connected with agenda item 6h.

b. Dispensation Requests for this Meeting:
None requested.

555/25 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 as required as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

Agenda Item 8g: Ongoing negotiations.

556/25 Public Participation:

Standing Orders were suspended for public participation.

MP1: Melksham Rugby and Football Club Festival Application (agenda item 6h)

The applicant clarified that the application related to the 2026 event only due to uncertainty regarding future surrounding development. It was noted that the planning submission process had been delayed by changing requirements from Wiltshire Council and updated ecological information requests.

Members thanked the applicant for the successful running of the previous event and noted that there had been no significant issues regarding traffic, crowd management or policing.

MP2: Land South of Western Way (agenda item 7a)

A resident raised concerns regarding the revised plans (PL/2025/07391) and associated Construction Management Plan (PL/2026/01378). It was noted that Wiltshire Highways had commented, on PL/2026/01378, that construction traffic should not use Maitland Place and Pathfinder Way and had accepted that a left-in/left-out access arrangement from Western Way onto the A365 was achievable.

The resident suggested that this strengthened the argument that the original access arrangements may not be suitable for the long-term residential development. He suggested that a Section 73 (S73) application could be used to amend the access (via Maitland Place) defined in the outline plans. He also highlighted that in recent weeks all the visitor parking on Maitland Place had been in use with vehicles double parking on the road and cars parking in the turning circle, which will lead to future access issues.

Further concerns raised included:

- The Safe School Route Plan being based around a proposed future school off Pathfinder Way which does not yet exist, rather than reflecting current routes to Bowerhill Primary School and Melksham Oak Community School.
- Lack of pedestrian infrastructure linking the development to the A365, including the absence of continuous pavements and safe pedestrian connections to existing rights of way, particularly MELW42.
- Concerns that the affordable housing appeared clustered together in blocks rather than being integrated throughout the development.

- Ongoing unresolved concerns from the Lead Local Flood Authority regarding drainage modelling, flood mitigation and the absence of a clear strategy for extreme rainfall events.
- Concerns that the submitted noise assessments relied on surveys and readings which were now several years old and may not reflect current uses and activity levels on the nearby industrial estate.
- Lack of information regarding the proposed care home element of the scheme, including concerns about how the wider development could be properly assessed without details of the care home operations, traffic generation and associated impacts.

Members discussed the implications of the Planning Inspector's original appeal decision and the difficulties in amending the approved access arrangements.

The meeting reconvened.

557/25 New Planning Applications: The Council considered the following applications and made the following comments:

a. **PL/2026/01698 - Summerleaze Lodge, 10 Beanacre, Melksham, SN12 7PT.** Full planning permission: Change of use of agricultural land used as a paddock to domestic and to build a detached bungalow with garage, drive and gardens.

Comments: OBJECT

Members expressed concerns regarding:

- The impact of the development on the setting and character of the nearby listed manor house and surrounding rural area. Members considered the proposal to be contrary to Policy 18 (Landscape Character), Policy 20 (Locally Distinctive, High Quality Design) and Policy 21 (Local Heritage) of the Joint Melksham Neighbourhood Plan 2, which seek to protect local landscape character, heritage assets and the distinctiveness of the area.
- The site has a very high water table and is already subject to flooding issues. Members considered that the proposal could result in additional hard surfacing and increased surface water run-off, contrary to Policy 3 (Flood Risk and Natural Flood Management) of the Joint Melksham Neighbourhood Plan 2, which requires development proposals to demonstrate how flood risk is mitigated and surface water run-off reduced through appropriate drainage measures.
- The lack of connection to mains foul drainage infrastructure and concerns regarding the long-term suitability, maintenance and environmental impact of any proposed package treatment plant or private drainage arrangements given the local ground conditions.
- Members also raised highway concerns regarding the revised site layout and the implications for vehicle access and manoeuvring. The proposal was considered to conflict with Policy 11 (Sustainable Transport and Active Travel) of the Joint Melksham Neighbourhood Plan 2, which seeks to support safe and sustainable transport arrangements.

b. **PL/2026/02519 - Units 7-10 Church Farm, Bath Road, Shaw, Melksham, SN12 8EF.** Prior Approval Part 3, Class MA: Commercial, business and service uses to dwellinghouses.

Comments: OBJECT

Members reiterated concerns previously raised regarding:

- Loss of employment land and small business/start-up space, contrary to Policy 10 (Employment Sites) of the Joint Melksham Neighbourhood Plan 2, which supports the retention, regeneration and intensified use of employment land and premises.
- Flood risk and surface water drainage, particularly given the local drainage characteristics of the area, contrary to Policy 3 (Flood Risk and Natural Flood Management), which requires development proposals to demonstrate how flood risk and surface water run-off will be mitigated.
- Impact of the proposal on the setting and significance of the nearby listed Church Farm House, contrary to Policy 21 (Local Heritage) and Policy 20 (Locally Distinctive, High Quality Design), which seek to conserve local heritage assets and ensure development responds positively to local character.
- The urbanising impact of the proposal within the green wedge “Shaw and Melksham” and its effect on the rural character and separation of settlements, contrary to Policy 19 (Separation of Settlements) and Policy 18 (Landscape Character) of the Joint Melksham Neighbourhood Plan 2.
- Concern that approval of the proposal could create pressure for further residential conversion of nearby commercial and rural buildings, resulting in incremental erosion of employment uses and rural character, contrary to the objectives of Policy 10 (Employment Sites), Policy 18 (Landscape Character) and Policy 19 (Green Wedges).

c. PL/2026/02084 - 554 Canal Bridge, Semington, Trowbridge, BA14 6JT.

Full planning permission: Proposed erection of 1no. high-quality, sustainable, single storey dwelling including car port, home office; new planting and biodiversity enhancement measures.

Councillor Wood did not take part in any discussion (*as had declared an interest earlier in the meeting as knows the applicant*) and Councillor Baines (Vice Chair) chaired the discussion.

Comments: OBJECT

Members acknowledged the sustainability measures proposed but expressed concerns regarding:

- Loss of open countryside within the green gap/wedge Berryfield and Semington, contrary to Policy 19 (Separation of Settlements) and Policy 18 (Landscape Character) of the Joint Melksham Neighbourhood Plan 2, which seek to protect the open countryside that maintains the separation and distinct identity of settlements and preserves the rural character of the area. Members considered that the proposal would erode the openness of the canal-side landscape and contribute to incremental encroachment into the countryside. It considers the canal to be the edge of Semington village.
- Concern that the proposal represented an unsustainable form of development in a location heavily reliant on private car use, contrary to Policy 11 (Sustainable Transport and Active Travel) of the Joint Melksham Neighbourhood Plan 2. Members noted the limited accessibility to services, facilities and public transport and considered that the site did not promote sustainable travel choices.

- Concern regarding the inappropriate and incongruous design of the proposal within the rural canal-side setting, contrary to Policy 20 (Locally Distinctive, High Quality Design), Policy 18 (Landscape Character) and Policy 21 (Local Heritage) of the Joint Melksham Neighbourhood Plan 2. Members considered that the scale, form and appearance of the proposed dwelling and associated domestic features would fail to respond positively to the character of the surrounding landscape and historic canal environment.
- Concern that approval of the proposal could create a precedent for infill and sporadic residential development within the surrounding countryside and green wedge, undermining the objectives of Policy 19 (Green Wedges) and Policy 18 (Landscape Character) of the Joint Melksham Neighbourhood Plan 2.
- Members also considered that the site did not constitute genuine infill development and that the proposal would instead represent isolated encroachment into the open countryside, contrary to the spatial principles and settlement objectives of the Joint Melksham Neighbourhood Plan 2, including Policies 6 (Housing at Defined Settlements), 18 (Landscape Character) and 19 (Separation of Settlements).

d. PL/2026/02407 - 8 Grange Close, Whitley, Melksham, SN12 8QW.

Householder planning permission: Proposed garage conversion, single storey rear extension and associated works.

Comments: NO OBJECTION

e. PL/2026/02038 - 107 Middle Lane, Whitley, Melksham, SN12 8QR.

Full planning permission: Change of use of land to Class E(c)(iii) and the erection of an attached building for use as a hair salon.

Comments: SUPPORT

Members noted that:

- The site was already in employment use.
- The proposal would support local employment and small business opportunities.
- The proposal aligned with Policy 10 of the Neighbourhood Plan supporting intensification of employment opportunities.
- Whitley Reading Rooms had been consulted and had raised no concerns.

f. PL/2026/02481 - Knorr Bremse Rail Systems Uk Ltd, Westinghouse Way, Bowerhill, Melksham, SN12 6TL. Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises.

Comments: NO OBJECTION

g. PL/2026/02594 - 1 Magister Road, Bowerhill, Melksham, SN12 6FD.

Householder planning permission: Single storey side lean-to extension to link the garage entrance to the main house and provide storage space.

Comments: NO OBJECTION

h. PL/2026/01809 - Melksham Football and Rugby Club, Eastern Way, Melksham, SN12 7GU. Full planning permission to enable the area of land known as Melksham Rugby and Football clubs to hold music events and festivals.

Comments: SUPPORT

Members welcomed the application and reflected positively on the successful running of the previous event, noting effective crowd management, good security arrangements, minimal traffic issues and positive police feedback.

i. PL/2026/02458 - Land East of Eastern Way, Melksham. Full planning permission for the construction of a new food store (Class E) with associated parking, landscaping, drainage and servicing.

Comments: NO OBJECTION SUBJECT TO COMMENTS

Members welcomed the additional retail provision on the eastern side of Melksham, and employment opportunities, but raised the following points:

- Pedestrian and cycle connectivity should be provided between the proposed food store and the major residential developments to the east of the proposed site (Blackmore Farm site Local Plan site allocation policy 18 PL/2023/1118 outline PL/2026/01555 Reserved Matters for phase 1), in accordance with Policy 11 (Sustainable Transport and Active Travel), to ensure future residents can safely access the site without reliance on private vehicles. The Design & Access statement states that it has connectivity to the western housing development, but no reference is made to the approved application to the east and the remainder of the Local Plan site allocation Policy 18 to the south of the site, on the western part of the site allocation.
- The new footpath on the east side of Eastern Way was welcomed.
- Concerns were raised regarding vehicular access arrangements and support expressed for exploring a left-in/left-out arrangement, in accordance with Policies 8 and 11 of the Joint Melksham Neighbourhood Plan 2 regarding coordinated and safe transport infrastructure.
- A request for a contribution towards bus provision and bus stop infrastructure in accordance with Policy 11 (Sustainable Transport and Active Travel) was made. Members questioned whether a bus would be able to access the site.
- A request was made for a Construction Management Plan to be provided prior to approval of the application, particularly in light of the potential cumulative effect of several major developments under construction at the same time. Land at Blackmore Farm for 500 dwellings and Land north of A3102 295 dwellings and children's nursery (New Road Farm) (Local Plan site allocation policy 20, PL/2024/10345 (Full) and PL/2025/09780 (Outline).
- Clarification was requested regarding lighting, refrigeration and delivery impacts on future nearby residents e.g. times of operation

- A request was made for Wiltshire Council's Economic Development team to review and comment on the application because its relocating out of the town centre.

558/25 Amended Plans/Additional Information:

a. PL/2025/07391 - Land South of Western Way, Melksham, Wiltshire.

Reserved Matters (appearance, landscaping, layout and scale) for 210 residential dwellings. (Use Class C3), along with associated open space, landscaping, and parking, pursuant to Condition 2 of Outline Planning Permission ref. PL/2022/08504. Applicant name: BWD Trading.

Members reviewed the revised consultation documents and particularly the document titled 'Planning Consultee Tracker'. They noted updates relating to drainage, flood modelling, school route plans, landscaping and highways.

It was suggested to the residents that they could use the Tracker to frame their responses to the developer on the latest set of the planning documentation.

Members discussed ongoing concerns regarding construction traffic access arrangements, lack of integrated consideration between the reserved matters and construction management submissions, housing mix and interpretation of bedroom numbers, and the need for improved pedestrian and cycle connectivity.

559/25 Current Planning Applications:

a. PL/2024/10345 (FULL) and PL/2025/09780 (OUT) Land north of the A3102, Melksham (New Road Farm)

Members noted the new comments from Drainage, Landscape and the Police Liaison Officer.

b. PL/2025/06749 - Land North of Bath Road (A365), Melksham (Adjacent to Melksham Oak Community School)

No new comments.

c. PL/2025/06105 Land at Bowerhill Lane, Bowerhill, Melksham (Old Loves Farm)

No new comments.

d. PL/2024/11426 - Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts (Gompels)

Resolved: To approve the notes from the meeting held with the developer on Wednesday 29th April 2026 regarding appearance and design. To confirm the views in that meeting were formally approved by the parish council (Appendix 1).

Members discussed the importance of engagement between the applicant and nearby residents, when raised by a resident at the meeting, regarding the appearance of the proposed warehouse building. Members suggested that, if nearby residents had not already been approached by the applicant to discuss the building's appearance, they could make contact and initiate the discussions.

e. PL/2025/00626 Land North of Berryfield Lane, Melksham, SN12 6DT

Members noted new comments from Ecology, the Arboricultural Officer's response regarding the request for a Tree Protection Order that it was not required, but Tree Protection conditions would be added to any permission if granted, and ongoing drainage concerns.

f. PL/2024/09725 Land off Corsham Road, Whitley, Melksham (Middle Farm)

Held in closed session at the end of the meeting.

Members noted the applicant's letter and agreement to provision of pedestrian crossing improvements, pavements and a bus shelter. It was noted that the applicant's letter did not include an equipped play area and that the absence of an equipped play area had been raised by Public Open Space.

Resolved:

1. To approve the notes from the meeting held with the applicant on Thursday 23rd April 2026 (Appendix 2).
2. To request a second letter of intent from the applicant with a commitment to provide an equipped play area in Phase 2 of the development.
3. On provision of the second letter of intent, to request removal of the call-in at this stage.

560/25 Proposed Developments in Bowerhill and East Melksham:

Members received feedback from the meeting held with Wiltshire Council regarding the cumulative impact of developments in Bowerhill and East Melksham. The Clerk explained that the meeting had been attended by Wiltshire Councillor Nick Holder, Cabinet member for Planning Councillor Adrian Foster, Cabinet member for Highways Councillor Martin Smith, Head of Development Manager Gary Collins and Head of Service – Transport Kimberly Corps.

It was noted that Wiltshire Council officers considered there to be very limited scope for revisiting or amending access arrangements which had already been approved through earlier planning permissions and appeal decisions relating to developments in East Melksham and Bowerhill. Some of the planning applications were also too far into the process with access arrangements already agreed between the highways team and the applicant. The two exceptions being the application for Land adjacent to Melksham Oak Community School (PL/2025/06749) and Land east of Blackmore Farm (planning application not yet submitted). Members expressed frustration that, despite concerns about traffic and highway safety, there was limited opportunity to make changes because of the existing planning framework and previously approved highway plans.

It was noted that Wiltshire Councillor Holder continues to pursue the introduction of a 20mph speed restriction outside Melksham Oak Community School in response to concerns regarding vehicle speeds and increasing traffic levels associated with nearby development.

Members noted Wiltshire Council's new Speed Limit Policy.

Resolved: Officers to review the new Speed Limit Policy and to clarify the requirements for introduction of 20mph speed limits (for outside Melksham Oak Community School and Shaw Primary School).

561/25 Proposed Energy Installations:

a. Lime Down Solar

Members noted:

- The representation made by Community Action Whitley and Shaw (CAWS) at the Open Floor Hearing.
- Further submissions made in response to the Examining Authority.
- Additional documents published by the Planning Inspectorate.

b. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)

Resolved: To approve the notes from the meeting held with the applicant on Thursday 23rd April 2026 (Appendix 3).

Members expressed frustration regarding the condition of verges and road reinstatement works on Westlands Lane and Shaw Hill.

It was noted that a further meeting with Aureos was planned for Wednesday 1st July 2026 at 10am.

c. PL/2025/05552 Land South of Brockleaze, Neston, Corsham, SN13 9TE.

Members noted that in the latest comments submitted by Drainage on the application, the objection from CAWS was acknowledged and included a commitment to provide comment on the fire-flow containment strategy.

d. Whistle Mead Solar Farm (PL/2023/01914)

Members noted the refusal of the application by Wiltshire Council's Strategic Planning Committee despite an officer recommendation for approval.

e. Wiltshire Council Engagement about Cumulative Impact

No response had yet been received regarding the CAWS (Community Action: Whitley & Shaw) 12 recommendations of next steps. The Clerk to follow up with Wiltshire Council.

f. Future Energy Landscapes

Members noted that proposed sites along the Melksham Without parish boundary were no longer being considered as part of the Future Energy Landscape project for Corsham and that only 4 sites were still being considered.

562/25 Planning Policy:

a. Joint Melksham Neighbourhood Plan (NHP)

i. Members reflected on how planning applications are reviewed and discussed the possibility of breaking future reviews into themed areas such as highways, drainage and design.

ii. Members noted the Neighbourhood Plan training session which was held on Tuesday 5th May 2026.

Members discussed the use of AI tools to analyse planning documents against the Neighbourhood Plan and other policy documents.

iii. **Resolved:** To ratify comments submitted by the Clerk on PL/2026/00855 Land between 83/91 Bath Road (Bakers Yard, Cooper Tire site) Melksham.

b. Wiltshire Council's Draft Local Plan Examination

Members noted the recommendation from Wiltshire Council's Cabinet to withdraw the Wiltshire Local Plan Pre-Submission Draft 2020-2038 from examination.

Members expressed significant frustration regarding:

- The cost and delay of the Local Plan process.
- The implications for neighbourhood planning and speculative development.
- The undermining of local planning protections.

Resolved: To ask Wiltshire Council to provide updated housing numbers for the Melksham Neighbourhood Plan area to assist neighbourhood planning.

563/25 Tree Preservation Order:

Resolved: To support Tree Preservation Order TPO/2026/00006 for the public open space at Bader Park.

564/25 Appeals:

Members noted:

- No new appeal decisions.
- The Snarlton Farm appellant's note on the Woodrow Road appeal decision letter.

565/25 Planning Enforcement:

No new enforcement matters were discussed.

566/25 S106 Agreements and Developer Meetings:

a. Updates on ongoing and new S106 Agreements

The Clerk reported that she had raised concerns again with Wiltshire Council about visibility of draft Section 106 agreements. As an example, no notification had been received when the draft Section 106 agreement for Upside (PL/2022/06221) was published, with the approval only identified through the weekly decision lists. Earlier awareness would have allowed other contributions to have been requested. A request has been made for a clearer notification process so parish/town councils are informed when key planning documents are published for applications they have commented on or which affect their area.

b. Contact with Developers

Resolved: To invite Semington Parish Council, Broughton Gifford Parish Council and Melksham Town Council with Wiltshire Councillor Andrew Griffin to the meeting on Wednesday 1st July 2026 with the Wilts & Berks Canal Trust.

Meeting closed at 9:29 pm.

Chairman, 18th May 2026

Appendix 1:

**NOTES OF MEETING WITH GOMPELS
ON WEDNESDAY 29th APRIL 2026 AT 2:00PM
RE: WAREHOUSE APPEARANCE**

Present: Councillor Richard Wood (Chair of Planning)
Councillor Alan Baines (Vice Chair of Planning)
Councillor David Pafford (Vice Chair of Council)
Councillor Mark Harris (Planning Committee Member)
Councillor Martin Haffenden
Councillor Tony Hemmings
Councillor Anne Sullivan
Councillor John Glover (Chair of Council)
Teresa Strange (Clerk, Melksham Without)
Fiona Dey (Parish Officer, Melksham Without)
Sam Gompels, Gompels Healthcare
Sasha A'Court, Gompels Healthcare

Sam presented on the current status of the Outline Planning application and Reserved Matters application for the warehouse.

He went on to present a number of slides showing options for the external appearance of the building.

Members expressed a preference for graduated horizontal bars ranging from dark green to light green or grey with vertical ribs, similar to the Great Bear Distribution warehouse on the A350.



Google Maps image from 2009

Sam went on to present options related to tree sizing and screening. He explained that because younger trees establish faster, they are generally hardier than planting larger trees. He also explained that they were planning crops, such as Amaranth, Maize or Sunflower, for rapid screening while the trees are being established.

When asked, Sam clarified that there would be only 14-20 HGVs leaving the site each day.

Meeting closed at 3:30pm

Appendix 2:

**MEETING REGARDING PL/2024/09725 MIDDLE FARM, WHITLEY
FOR 22 DWELLINGS
THURSDAY 23 APRIL 2026 at 11.30AM**

Present: Councillor Baines, Vice Chair of Planning
Councillor Richardson, Planning Committee Member
Councillor Harris, Planning Committee Member
Councillor Glover, Planning Committee Member

Teresa Strange, Clerk, Melksham Without Parish Council
Fiona Dey, Parish Officer, Melksham Without Parish Council

Clinton Dicks, Middle Farm
Alison Whalley, RAW Planning

The Clerk provided a summary of the parish council's position:

- The parish council originally had NO OBJECTION to the outline application as it related to Policy 7 in Melksham Neighbourhood Plan 1 (for approximately 18 dwellings – Plot A). However, they commented that the means of access to enable further development on adjoining land (Plot B) as detailed in the emerging Neighbourhood Plan 2 allocation for this site should be included.
- Melksham Neighbourhood Plan 2 was made/adopted on 4th August 2025. It includes Policy 7.5 for 55 dwellings at Middle Farm (Plot A and Plot B).
- As the developers had not provided a masterplan for the site (Plot A and Plot B) or conformed to the requirements of Policy 7.5 of the adopted Melksham Joint Neighbourhood Plan 2, the council changed their stance on this application to OBJECT.
- It was noted that a Masterplan was added to the application showing all the dwellings (Plot A and Plot B) but no context or description had been included.
- From conversations with the Planning Officer, it was identified that the description on the application had been amended to remove Layout and to include Access only with all other matters reserved. It was noted that the parish council had not noticed or been made aware of the change at the time it was made.
- The parish council had asked the Planning Officer whether the change in the description/scope of the application guarantees that Plot B will be developed. Without a guarantee related to Plot B of the development, the parish council feel uncomfortable withdrawing the call-in for the application.

Alison addressed the points raised:

- Determination of Layout had been removed from the outline application and will be considered at Reserved Matters along with Appearance, Landscape and Scale. The outline application now only includes Access.
- If the outline application is approved, the site for the 22 dwellings will be sold (Plot A).
- The Planning Officer is not in a position to provide guarantees about future events

- The applicant still intends to progress both Plot A and Plot B of the site.
- If the call-in is removed, the Planning Officer can complete their report, pending completion of the S106 agreement and hopefully approve the application. This will provide the applicant with the confidence to move forward to the next phase.

The Applicant agreed that Melksham Without Parish Council can be involved in the S106 agreement discussions between Wiltshire Council and the applicant.

Other elements of the Policies in Neighbourhood Plan 1 and Neighbourhood Plan 2 regarding play areas, pedestrian crossing and pavements were discussed. Whilst NHP1 is no longer a made Plan, it does give a good indication of what was expected, and had passed Examination, for the development when it was c18 dwellings. The current planning application is for 22 dwellings.

The Clerk to send Alison wording from other S106 agreements regarding provision of on-site or off-site play areas.

The Clerk also raised NHP2 policy 3 regarding flood mitigation and in known flood areas the requirement to address wider catchment issues, particularly as there were well known issues in dwellings to the south of the site, which it was adjoining to. It was not clear if the relocation of the attenuation pond to the south of the site was relocated to reflect this, and/or if it had been made larger to address the flooding off site to the south.

The parish council to request that the call-in is removed, following provision of a letter with the following comments/commitments from the applicant/agent:

- The outline application was submitted to align with Melksham Neighbourhood Plan 1 (for approximately 18 dwellings – Plot A)
- The Applicant intends to development Plot B and will not design Plot A to impede the development of Plot B.
- Following approval of the current planning application, the Applicant will submit a further planning application for either:
 - An outline application for Plot A and Plot B, or
 - An outline application for Plot B combined with a reserved matters application for Plot A
- Indicative timelines
- The heads of terms for the s106 agreement align with the NHP2 policy, noting that this application is for 22 dwellings and the policy for 55 dwellings, but nevertheless there was similar policy requirements for the NHP1 site allocation of 18 dwellings
- Adherence to NHP2 policy 3 about addressing wider flooding issues in the catchment area

Meeting closed at 12:15pm

Appendix 3:

**NOTES OF MEETING WITH AUREOS
ON THURSDAY 23rd APRIL 2026 AT 10:00AM
RE: CABLE ROUTE TO NORRINGTON**

Present: Councillor Alan Baines (Vice Chair of Planning)
Councillor Mark Harris (Planning Committee Member)
Councillor Peter Richardson (Planning Committee Member)

Teresa Strange (Clerk, Melksham Without)
Fiona Dey (Parish Officer, Melksham Without)

Amy Welbourn (Stakeholder Engagement, Aureos)
Andy Mundy
Mathew Horton

Amy, Andy and Matt provided an update on the ongoing works:

- Westlands Lane had been completed and reopened 1 week ahead of schedule
- The work on Shaw Hill was on track and would be completed on 3rd May 2026.
- There is a ~70m at the bottom of Shaw Hill to the traffic lights that will still need to be completed. It is complicated by the need for HGVs to use the full road width to make left turns from Shaw Hill onto Corsham Road. Aureos is in conversation with Wiltshire Council about the best options and timings to undertake this work.
- Norrington Lane will be closed from the 27th April. The one week overlap with the work on Shaw Hill allows the work on the junction of the two roads to be undertaken.
- Aureos ideally needs 6 weeks to complete the work on Corsham Road. They cannot use the first week of the school holidays due to the Womad Festival being held in Neston. They are therefore planning to use the remaining 5 weeks plus the first week of the school term in September. During that week, they expect to be up Corsham Road away from the school. This still needs to be discussed and agreed by Wiltshire Council.

It was noted that the design of the culvert on Corsham Road is still to be finalised.

The Clerk shared that she had recently been made aware of a collapsed drain outside the Vicarage under Corsham Road by the Wiltshire Council Drainage team. She will share the report with Aureos.

Members raised concerns again about the timeliness of the notifications provided to residents. It was noted that prior to the Westlands Lane closure the advance notice of road closure signs were put in place before residents received the notification letter from Aureos. Amy explained that residents are guaranteed at least 2 weeks' notice of works, therefore she is sending communications out about 4 weeks in advance but can only do this once the permits are approved by Wiltshire Council. She also cannot control how long it takes Royal Mail to deliver the notifications.

The sensitivity of residents in the area due to the cumulative impact of work related to the substation was again highlighted.

Members questioned the remediation work that had been undertaken following the work on Westlands Lane.

Aureos commented that they felt that the road surface where they worked was now better than previously and had before and after photos to support this. However, they commented that overall the road surface was 'shot' and could understand why the parish council wants the whole road to be resurfaced. They noted that their work had been signed off by Wiltshire Council. They also commented that Wiltshire Council wanted to do the reinstatement work on the verges.

Members questioned Aureos about Community Benefit and noted that the Clerk had asked whether the carpark at Shaw Village Hall could be extended and resurfaced. Amy explained that this was being considered and asked the Clerk to share the details and specifications.

Amy noted that Aureos often work with schools promoting STEM as Community Benefit.

A further catch-up, approximately 3-4 weeks before the start of work on Corsham Road, was agreed.

Meeting closed at 11:00am