

**MINUTES of the Planning Committee of Melksham Without Parish Council
held on Monday 13th April 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), Mark Harris, David Pafford, John Glover and Martin Haffenden.

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

In attendance: Wiltshire Councillor Nick Holder, Wiltshire Councillor Phil Alford, Wiltshire Councillor Andrew Griffin, Melksham Town Councillor Saffi Rabey, 3 members of the public (part)

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

524/25 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 reminded that the meeting was being recorded and would be published on YouTube following the meeting and deleted once the minutes were approved.

525/25 Apologies:

Resolved: To accept Councillor Franks' absence due to holiday and Councillor Richardson's absence due to a family emergency.

It was noted that Councillor Haffenden was attending as a substitute for Councillor Franks.

526/25 Declarations of Interest:

a. Declarations of Interest

It was noted that the parish council lease land adjacent to the Cricket Ground in Beanacre (to run a play area) and have given a grant to Corsham Cricket Club to support building of the pavilion (agenda item 6c PL/2026/01787).

b. Dispensation Requests for this Meeting:

None requested.

527/25 To consider holding items in Closed Session due to confidential nature:

Resolved: Agenda item 14 (Planning Enforcement) 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 14: Planning Enforcement: Start of potential legal action.

528/25 Public Participation:

Standing Orders were suspended for public participation.

MP1: Land at Blackmore Farm (PL/2026/01555)

MP1 explained that she is a resident of Sandridge Common and has concerns regarding the reserved matters application for Phase 1 of the development at Land at Blackmore Farm, as the application directly abuts her property.

Firstly, in reviewing the proposed layout, she is concerned about the proximity of the development to the existing boundaries of her property and those of her neighbours. The submitted plans show residential plots adjacent to her boundary with rear-facing windows, resulting in direct overlooking into her home and private garden. This would lead to an unacceptable loss of privacy and a reduction in residential amenity, contrary to established design principles and local planning policy. The separation distances appear inadequate and fall short of what would normally be expected to prevent overlooking. She noted that in other developments, properties are often positioned side-on rather than directly rear-facing existing boundaries. As an example, she highlighted the development near Snarilton Lane, where significant buffering—such as parkland and a school—provides substantial distance between existing properties and new development.

Secondly, she raised concerns about the failure of boundary treatment and buffering, which links to her previous comments. There appears to be an absence of a meaningful landscape buffer or transitional edge between the new development and existing properties. This results in a hard urban edge directly abutting residential boundaries on Sandridge Common, which she considers inappropriate and harmful.

MP1 would like to see revised plans that include a landscaped buffer zone, structural planting, increased stand-off distances, and lower-density or single-storey development along the boundary.

She also noted that the current layout does not demonstrate good design practice, as it orients rear elevations towards existing properties rather than creating a sensitive interface. This is a key consideration that should be addressed.

Another concern relates to highway safety. Given the number of homes proposed across all phases of the development, as well as additional housing planned on the opposite side of the road, she is worried about cumulative impacts. From her experience, there is regular high-speed overtaking on Sandridge Common by traffic leaving the roundabout within the 40mph zone. She frequently observes vehicles travelling well in excess of the speed limit and overtaking while she is attempting to exit her driveway. She is therefore concerned about the increased traffic and its impact on road safety, particularly when considered alongside other proposed developments in the area, including the proposed Lidl store.

MP1 emphasised that existing communities need to be respected, particularly in terms of how development will be delivered over the next 5–10 years. While she accepts that development will take place, she believes that its structure and layout must be carefully considered, including how existing homeowners will be protected during this period.

She confirmed that she is not opposed to the development in principle but strongly objects to the reserved matters application due to its unacceptable

impact on existing residents. The layout places new dwellings with rear-facing windows adjacent to existing properties, and the proximity and scale of the development create an overbearing impact with no meaningful buffer. In her view, the design fails to demonstrate good planning practice, particularly in how it orients development towards existing properties. She also reiterated her concerns regarding highway safety.

Her main objections centre on these issues, and she would like the Parish Council to put forward her concerns in order to secure revisions to the proposed layout and to give further consideration to the phasing of the development.

More broadly, MP1 is concerned about the wider impact on the Melksham community, particularly given the apparent lack of additional infrastructure. As someone working in primary care within the Health Service, she is especially concerned about the impact on both primary and secondary healthcare provision. She also noted that while the development includes a new primary school, there is no clear indication of where children will attend secondary school. She is therefore concerned about the cumulative impact of ongoing development on young people growing up in Melksham

MP2: Land at Blackmore Farm (PL/2026/01555)

MP2 expressed similar concerns to those raised by MP1, but wished to particularly emphasise the issue of privacy for existing residents, including those in Sandridge Common and Lopes Close. He felt that insufficient consideration had been given to how the new houses would be positioned, describing them as being “plonked in place” without adequate regard for their relationship with existing properties.

He noted that, under the current plans, his property would be adjacent to an orchard. However, he raised concerns about the selection of tree species and the proposal to use only stock fencing as the boundary treatment. Residents who currently benefit from open views across fields, with low-level fencing, would instead face new development directly behind their homes.

MP2 stated that he is not necessarily opposed to the overall development and accepts that it is likely to proceed. However, he has significant concerns regarding the detail contained within the reserved matters application. In particular, he highlighted the potential loss of privacy for his children and those of neighbouring properties when playing in their gardens.

He also expressed concern about the introduction of footpaths across fields that have previously been private, which would allow members of the public to walk through these areas. He noted that while the new properties would have enclosed private gardens, many existing properties are more open in nature. He questioned whether it is fair for existing residents to bear the impact of this change, or whether greater responsibility should fall on the developer to mitigate it.

MP2 agreed with MP1’s concerns regarding the lack of provision for a new secondary school. In addition, he raised concerns that the proposed emergency access could become a “rat run” used to avoid the main site exit, unless appropriate controls—such as bollards—are put in place.

Councillor Wood clarified that emergency access points are usually controlled by bollards which can be removed by the emergency services.

Wiltshire Councillor Griffin

Wiltshire Councillor Griffin commented that he was present to observe and to hear the discussions related to any applications that may be discussed at Wiltshire Council's Western Planning committee, of which he is a member.

Wiltshire Councillor Alford

Wiltshire Councillor Alford noted that the Area Board had given a small grant to Corsham Cricket Club towards their pavilion (agenda item 6c PL/2026/01787) and therefore he was interested in hearing the parish council's discussion on the application.

He commented that he had attended the Wiltshire Council Strategic Planning Committee on 24th March 2026 as a substitute for Wiltshire Councillor Holder. He noted that the discussion regarding the Gompels application (PL/2024/11426) had been lengthy but interesting debate.

Wiltshire Councillor Alford also noted the outcome of the Woodrow Road appeal (for PL/ 2024/10674). He commented that the Inspector's report seemed to contain a lot of circular arguments. He felt that the Melksham Neighbourhood Plan had been undermined and that there is very little that can be done to defend against planning policies. He noted that the Woodrow Road development was on the edge of the settlement area and therefore was hopeful that there would be more protection for speculative developments further out.

Wiltshire Councillor Holder

Wiltshire Councillor Holder supported the comments made by the residents of Sandridge Common regarding the Land at Blackmore Farm (PL/2026/01555). He commented that he has called-in the planning application today. He also noted that, of the comments already made on the planning portal, there are some interesting comments related to the proposed bus service and that these may be of interest to the parish council.

Wiltshire Councillor Holder also noted that he has managed to arrange a meeting with the Cabinet Member for Planning, the Cabinet Member for Highways, the Head of Highways and the Head of Planning to understand the cumulative impact of all the development in the East of Melksham and around the A365 Bowerhill and to identify whether there are any options for mitigation. However he noted that options may be limited by the constraints of the planning committee process and whether they can be dealt with holistically

He also shared that ownership of the land at Falcon Way has been transferred to Wiltshire Council and that provision of the bus shelter could be progressed by the parish council.

The meeting reconvened.

529/25 New Planning Applications: The Council considered the following applications and made the following comments:

- a. **[PL/2026/01555](#) - Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS.** A reserved matters application (appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure – Reserved Matters pursuant to Outline permission PL/2023/11188 Applicant name: BDW Trading Ltd (David Wilson Redrow South West).

Comments: OBJECT

Members raised a number of concerns regarding the detail of the proposal.

Impact on Existing Residents

Members were particularly concerned about the relationship between the proposed development and existing properties along Sandridge Common and Lopes Close. The current layout places new dwellings in close proximity to existing residential boundaries, with rear-facing elevations directly overlooking neighbouring homes and gardens. This arrangement is considered likely to result in a loss of privacy and a reduction in residential amenity. Members would like to see a substantial landscaped buffer and a more sensitive layout.

Design, Layout and Local Character

Members acknowledged the applicant's references to "character areas" and placemaking; however, the submitted layout appears largely uniform and reflective of an unimaginative standard housing estate.

They were concerned that the layout lacks variety and a clear sense of place, and variation between areas relies predominantly on materials rather than genuinely distinct design approaches. The scheme does not appear to fully reflect the principles set out in the Melksham Design Guide.

Highways and Road Safety

Members remain concerned that there will be a single access to the development from A3102 – serving 500 houses, a primary school, a community centre and employment land. Members are also concerned that the junction is a turning with ghost islands. It was noted that access via a roundabout was not supported by Highways during the outline application consultation phase and therefore was changed to the current arrangement. Given the cumulative scale of this development and other proposed developments in the area, members would like this position to be reconsidered.

Public Transport

Public transport provision is unclear. The proposed bus route is not fully shown and appears to rely on a specific vehicle type not currently in operation locally. Members would expect the layout to reflect realistic service provision, including alignment with the parish and town council's East of Melksham Bus Strategy, and to demonstrate that road widths and geometry can accommodate appropriate vehicles.

Construction Management Plan

Members noted the absence of a Construction Management Plan at this stage. With multiple developments likely to progress concurrently, there is concern regarding potential disruption, traffic congestion, and impacts on local residents. Members would like to see the Construction Management Plan come forward at this stage.

Community Infrastructure

While provision is made for a community hub, insufficient detail is provided to assess whether the space is adequate or appropriately integrated into the development. The Developer previously offered to plot the Community Hub on the plan to provide an indication of the size, but this has not been provided.

Notes from the meeting held with the developer on 10th December 2025 will also be submitted (appended to the meeting minutes of the Planning Committee Meeting held on 12th January 2026).

Resolved: To review the conditions from the Planning Inspector for the Woodrow Road Appeal (APP/Y3940/W/25/3374421) and to submit, as requests, any conditions which would be relevant to this application (PL/2026/01555 Land at Blackmore Farm).

Wiltshire Councillor Holder and two members of the public left the meeting.

- b. [PL/2026/01533](#) - **Manor Farm, Sandridge Common, Melksham, SN12 7QT**. Full Planning Permission: Change of use of agricultural land to a basic camping site. Applicant name: Mr G Walters.

Comments: OBJECT

Members object to this application as they feel that the application is incomplete due to the lack of detail. Specifically:

- The Design and Access Statement states that the site would offer up to 20 pitches, however the Proposed Site Plan only shows 10 pitches.
- It is unclear whether the campsite will accommodate motorhomes, caravans, camper vans or tents.
- It is unclear how many toilets/shower units will be provided. Members felt that a single toilet/shower would be insufficient for 10-20 pitches.

Members also expressed concerns about the safety of turning onto/off the A3102 Sandridge Common due to the proposed developments in the area (PL/2023/1118) approved outline permission for 500 dwellings Land at Blackmore Farm, draft Local Plan Policy 18 with reserved matters for first phase of 229 dwellings on PL/2026/01555 and PL2024/10345 (Full) and PL/2025/09780 (Duplicate Outline) applications for 295 dwellings, draft Local Plan policy 20. There are also current pre application consultations for a relocated Lidl store and a further 300 houses east of Blackmore Farm.

Wiltshire Councillor Holder rejoined the meeting

- c. [PL/2026/01787](#) - **Cricket Ground, Land North West Of St Barnabas Church, Nr Melksham, SN12 7PT**. Full planning permission: Erection of wooden changing pavilion/facility. Applicant name: Corsham Cricket club.

Comments: SUPPORT

- d. [PL/2026/01821](#) - **Land at Blackmore Farm, New Road, Melksham, SN12 7QY**. Full planning permission: Erection of an agricultural building. Applicant name: Mr and Mrs Keen.

Comments: NO OBJECTION

530/25 Amended Plans/Additional Information: The Council considered the following amended applications and made the following comments:

- a. [PL/2024/10345 \(FULL\)](#) **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.

Comments:

Members made the following comments:

- Members would like to see consistent building design, finish, materials and visual similarity between affordable and open market houses to ensure that the development is tenant blind
- Members would like a circular route through the development of a suitable width for all buses.

Members welcome and support the strong and clear comments made by Public Protection about noise. They note that the noise from the proposed air source heat pumps is not included in the noise addendum.

It was noted that MELW103 extinguishment will be considered at Wiltshire Councils Western Area Planning Committee on 22nd April 2026

Wiltshire Councillor Phil Alford and Melksham Town Councillor Saffi Rabey left the meeting.

531/25 Current planning application: standing item for issues/queries arising during period of applications awaiting decision.

- a. [PL/2025/09780 \(OUT\)](#) **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 made no new comments

- b. i. [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.

Comments: Members note and support the comments submitted by Urban Design and Highways

- ii. [PL/2026/01378](#) Discharge of Condition 18 (Construction Management Statement) of PL/2022/08504.

Comments: Members note and support the comments submitted Highways

- iii. [PL/2026/01660](#) Discharge of Condition 19 (Noise Protection Scheme) of PL/2022/08504

Comments: Members note and support the comments submitted Public Protection

- c. [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 Ecology was noted.

- d. [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 made no new comments

- e. [PL/2024/11426](#): **Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts (Gompels):** Outline planning permission: All matters reserved. Construction of warehouse with office space, parking and associated landscaping including site access.

It was noted that the Strategic Planning Committee had resolved that the case be referred to the Secretary of State. The Clerk had sought clarity from the Planning Officer at Wiltshire Council about the next steps. He had responded that if the Secretary of State does not call in the application (i.e. make the decision himself), then the decision is returned to Wiltshire Council to determine. In that case the Strategic Planning Committee have already resolved that planning permission be granted subject to conditions and a s106 legal agreement.

The Clerk also noted that the draft minutes from the Strategic Planning Committee did not accurately record the comments made by Wiltshire Councillor Reay in relation to Melksham Without Parish Council. The Clerk has asked for these comments to be corrected.

- f. [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).

The new comments from Public Protection and the Canal and River Trust were noted.

Resolved: To progress the Tree Protection Order for the trees on the green triangle Berryfield with the rationale that, as a group, the trees are of visual importance viewing from public areas.

Wiltshire Councillor Griffin left the meeting.

- g. [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.

The correspondence from the Planning Officer was noted. Members were disappointed that access to the land for the second phase of the development (Plot B) is not guaranteed as this is the actual site allocation (Policy 7.5) in the Melksham Neighbourhood Plan 2 adopted July 2025.

Resolved 1: Members do not agree to withdrawal of the call-in.

Resolved 2: To seek clarity on how the Play Areas shown on the Illustrative Masterplans will be equipped as the Play Areas are not mentioned in the Draft Heads of Terms document for the s106. The parish council wish to have first refusal for adoption of equipped play areas and a maintenance sum.

532/25 Proposed Section 116 Application - Highway adjacent to 165 Littleworth Lane

Recommendation: To consent to stopping-up part of the Highway adjacent to 165 Littleworth Lane, Whitley

533/25 Proposed Developments in Bowerhill and East Melksham

- a. The upcoming meeting to discuss Cumulative Impact of the Developments at Bowerhill and East of Melksham with Wiltshire Council to be held on 30th April 2026 was noted.

Resolved: Councillor Glover to attend the Cumulative Impact meeting on behalf of the Planning Committee.

b. Employment Land

- i. It was noted that the Inward Investment Manager had provided clarity on the plans of a number of local businesses:
- Haulage company – whilst a lack of expansion space was one of the reasons for their potential move to the M4 Junction17 from Bowerhill Industrial Estate, there are other factors involved, one of which is being closer to the motorway network which will save the company some money and reduce their CO2 emissions.
 - To his understanding MillerKnoll (*Herman Miller*) are committed to their site in Melksham. The J17 site is to accommodate their move from a site in Trowbridge.
 - He has been working with the owners of Snarlton Farm to help bring forward further commercial space. A further 20,000sqft building has just been granted planning permission.

The parish council had asked to meet to better understand Wiltshire Council's approach to the retention and growth of existing employers in Bowerhill balanced with encouraging them to relocate to new sites near the motorway and how to support business expansion in the Melksham area. The Officer suggested that, as the parish council has already held discussions with Nic Thomas regarding the allocation of employment land in the Melksham area, it would be more beneficial for

those conversations to continue with him rather than with the Inward Investment Manager at this stage.

- ii. The planning inspector approval for a new warehouse at Chelworth Industrial Estate in Cricklade was noted in relation to his comments about the weight attributable in the NPPF to new employment land and that Wiltshire Council's planning rules "act to constrain economic development at a time when, as indicated by the Wiltshire Employment Land Review update, demand for new employment sites in rural areas is not being met by existing allocations or policies".

534/25 Proposed Energy Installations

- a. Lime Down Solar
 - i. The Wiltshire Council response confirming that they will be submitting a Local Impact Report on the Lime Down Solar Park scheme was noted.
 - ii. **Resolved:** To agree that Councillor Richardson, who will be attending Opening Floor Hearing 1, can speak on behalf of Melksham Without Parish Council as also appearing to represent CAWS.
 - iii. It was explained that the Stop Lime Down campaign had highlighted that, unless the Parish Council considered and responded to Lime Down Solar's responses to its representations, it would be assumed that the concerns raised had been addressed.
Resolved: To ask Community Action Whitley and Shaw (CAWS) for their help to formulate further responses, before the deadline of 1st May 2026.
- b. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)
 - i. The correspondence with Highways Officers at Wiltshire Council regarding the pothole repairs on Westlands Lane was noted. Members questioned why Wiltshire Council were repairing the road when the damage had been caused on contractors working on the road.
Resolved: To request to Wiltshire Council that the verges on Westlands Lane are restored, by the contractors, to the same high standard as set by MJ Church on the A350 dual carriageway works who are working on behalf of Wiltshire Council.
 - ii. The meeting with Aureos scheduled for 10am on Thursday 23rd April 2026 was noted.
- c. [PL/2025/05552](#) Land South of Brockleaze, Neston, Corsham, SN13 9TE. Full planning permission: Battery Energy Storage System with associated infrastructure.

No new documents or comments

- d. Wiltshire Council Engagement about Cumulative Impact.

No response has been received yet from Wiltshire Council on the 12 recommendations from the parish council.

It was noted that PL/2023/01914 for **Whistle Mead Solar Farm (Little Chalfield)** is being considered by the Strategic Planning Committee on Tuesday 21 April.

The planning officer recommendation is for approval and notes in their report that grid connection details are not required at the planning stage, as they are a technical matter for the developer and network operator. Any off-site infrastructure would be subject to separate planning consent and assessment.

Resolved:

1. To ensure Wiltshire Councillor Holder (as a member of the Strategic Planning Committee) and Wiltshire Councillor Alford (as the substation is within his division) are aware of the parish council's concerns about the lack of grid connection details and concerns that could add to the cumulative impact of connections to the Beanacre or Norrington Common Substation through Whitley and Shaw.

2. To highlight to Broughton Gifford Parish Council and Wiltshire Councillor Andrew Griffin the potential for this scheme to connect to the substation at Norrington Common, in their parish/ward.

e. Future Energy Landscapes

Members noted the feedback from the community energy workshop for Staverton, Hilperton, Semington and Great Hinton held on Thursday 2nd April 2026 from the Chair of Semington Parish Council and Councillor Peter Richardson who attended. It was very poorly attended.

535/25 Planning Policy:

a. **Joint Melksham Neighbourhood Plan (NHP):**

No new items were added to the list of items to be included in a future review of the Neighbourhood Plan (standing agenda item to reflect on responses to planning applications for future review of the Neighbourhood Plan)

The date and time of the proposed Neighbourhood Plan training session planned for 6-8pm on Tuesday 5th May 2026 (still to be confirmed) was noted.

Members noted that Melksham Town Council had considered four planning applications (PL/2026/01061, PL/2026/01033, PL/2026/01034 and PL/2026/01035) related to Avonside Enterprise Park at their Economic Development and Planning meeting held on 7th April 2026. Members also noted that the comments made by Melksham Town Council had not included reference to Priority Statement 4 (Progressing Town Centre Master Plan Area Regeneration) in the Melksham Neighbourhood Plan 2 and the Melksham Town Centre Master Plan Report, which include the Avonside Enterprise Park.

Resolved: To add a comment to PL/2026/01061, PL/2026/01033, PL/2026/01034 and PL/2026/01035 to take regard of Priority Statement 4 (Progressing Town Centre Master Plan Area Regeneration) in the Melksham Neighbourhood Plan 2 and the Melksham Town Centre Master Plan Report as they include the Avonside Enterprise Park.

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

No new updates.

c. **New Government Policy**

The government proposal for solar panels and heat pumps to be included for all new homes was noted.

d. The **Planning Service Town and Parish Council Forum** slides, questions and responses from 10th March 2026 were noted.

e. **Community Planning Alliance**

Resolved: To publicise the Community Planning Alliance campaign to protect green spaces on social media and to submit a comment regarding the green spaces protected in the Melksham Neighbourhood Plan 2.

Councillor Griffiths (on Zoom) left the meeting.

536/25 Appeals

It was noted that Appeal APP/Y3940/W/25/3374421 for Land off Woodrow Road had been upheld. Members expressed their disappointment and frustration that the Neighbourhood Plan 2 has been undermined by the failure of Wiltshire Council's Local Plan and lack of 5-year housing supply.

Members were also disappointed that as statutory consultees neither Highways or Drainage made any objections, which undermined the comments and experience of local residents presented to the planning inspector.

Members noted that an appeal had been received for PL/2025/09917 - Land to the east of New Road (2 self-build dwellings).

Resolved: To submit the council's previous objections to the planning application as written representations to the appeal for PL/2025/09917.

537/25 Planning Enforcement:

The proposed changes to the powers of environment enforcement officers were noted.

538/25 S106 Agreements and Developer meetings: (Standing Item)

a. Updates on ongoing and new S106 Agreements

The Clerk explained that she had received a response from Kenny Green regarding the current process for visibility and scrutiny of draft Section 106 agreements. He has asked the Head of Development Management to include the Clerk's email and questions as an item for an upcoming group Development Management manager meeting to agree a collective way of working and to inform a response.

b. Contact with developers:

None

Meeting closed at 9:18 pm

Chairman, 20th April 2026