

**MINUTES of the Planning Committee of Melksham Without Parish
Council held on Monday 23rd February 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), John Glover, Mark Harris, David Pafford, Martin Franks and Peter Richardson.

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

In attendance: Wiltshire Councillor Nick Holder, Councillor Hemmings (as an observer), 2 members of the public (part)

On Zoom: One member of the public joined on Zoom (part)

469/25 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.

The Clerk shared that there is a Wiltshire Council Planning Forum for Town and Parish Councils being held at County Hall, Trowbridge on 10th March 2026 and asked whether any councillors would like to attend (limited to two representatives).

The Clerk also highlighted an approved planning application for redevelopment of the Emery Gate Shopping Centre in Chippenham (PL/2024/11661). It was noted that this site had strong similarities to the Cooper Tires site in Melksham. It was highlighted that the development had no affordable housing due to its viability constraints, was predominantly 1- and 2-bedroom dwellings and was accompanied by supportive comments from Wiltshire Council's Economy and Regeneration service.

470/25 Apologies:

None as all members of the committee were present.

471/25 Declarations of Interest:

a. Declarations of Interest

Councillor Richardson declared a non-pecuniary interest in agenda item 6e (89 Corsham Road) as he knows the applicants and neighbours.

b. Dispensation Requests for this Meeting:

None requested.

472/25 To consider holding items in Closed Session due to confidential nature:

Resolved: Agenda items 13 (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 13: Planning Enforcement: Start of potential legal action.

473/25 Public Participation:

Standing Orders were suspended for public participation.

Wiltshire Councillor Holder explained that he had called in the planning application PL/2026/00489 for 172 Littleworth Lane (agenda item 6d) at the request of Wiltshire Councillor Alford. Wiltshire Councillor Alford is recused from this application as family members live nearby.

He also shared that, to his understanding, application PL/2024/11426 for Land to the South of A365 Bath Road – Gompels (agenda item 8e) will be considered at the Strategic Planning committee on 24th March 2026.

A member of the public (MP1) explained that she lived at 170 Littleworth Lane and wanted to raise some concerns about the planning application PL/2026/00489 for 172 Littleworth Lane (agenda item 6d) that she felt the parish council should be aware of. She noted that she has spoken to the neighbour at 171 Littleworth Lane who shares her concerns.

She explained that the portion of Littleworth Lane where 170, 171 and 172 are located is a narrow single-track lane, with a poor-quality surface and which comes to a dead end. The lane is owned by the Neston Park Estate (i.e. it is not an adopted road) and that her house deeds only give permission to pass and re-pass over the lane. She noted that there is a turning area at the end of the lane (outside 172 Littleworth Lane) but that sometimes this is blocked by parked vehicles. She has experienced oil delivery lorries having to reverse down the lane due to the turning area being blocked. She is concerned that there is nothing in the application about how construction traffic, parking and delivery of materials will be managed during what could be a lengthy construction period. She also reported that the section of Littleworth Lane is a bridleway leading onto a common.

MP1 also explained that 170, 171 and 172 Littleworth Lane are a terrace of old Neston Park cottages. She was concerned that the proposed use of reconstituted stone, rather than dressed stone, would be out of keeping with the other cottages and the addition of an extra gable would be out of scale with the other cottages.

She also felt that as 169 Littleworth Lane use the unadopted portion of Littleworth Lane they should have been consulted. Also, Neston Park Estate as the owner of the access lane, which could be degraded beyond repair by construction traffic, should have been included in the consultation.

MP1 noted that following the sale of the property she was expecting that alterations would be needed but felt that her concerns about construction access, materials and scale should be raised.

MP2 asked whether the parish council's stance remained no objection for application PL/2024/11426 Land to the South of A365 Bath Road (Gompels).

The meeting reconvened.

474/25 New Planning Applications: The Council considered the following applications and made the following comments:

Agenda item 6d (172 Littleworth Lane, Whitley) was brought forward.

- d. [PL/2026/00489](#) - **172 Littleworth Lane, Whitley, Melksham, SN12 8RF.**
Householder planning permission - 2 storey extension and associated external works. Applicant name: Hollie & Michael Whittle & Pearce.

Members noted the comments of the Rights of Way Officer. It was noted that the parish council had written to the occupants earlier this year due to complaints about cars and bins blocking the access to the right of way. Members had differing views on whether the application should be considered as overdevelopment.

Comments: Object

- Scale and Relationship to the Host Dwelling

The proposed extension is considered to be out of scale with the host dwelling and fails to demonstrate an appropriate relationship with the existing property and neighbouring properties.

- Use of Materials

The proposed use of reconstituted stone is not considered appropriate in this location. Members consider that dressed natural stone should be specified to ensure the development reflects the character and appearance of the area and integrates satisfactorily with the existing dwelling and neighbouring properties.

- Construction Traffic, Access and Impact on Public Right of Way MELW72

Littleworth Lane is a narrow, single-track, unadopted lane which is vulnerable to damage from construction vehicles. The proposal does not adequately address how construction traffic will be managed to prevent damage or obstruction. A Construction Management Plan should be submitted and approved prior to commencement of development. The turning area at the end of the lane must remain clear at all times and must not be obstructed by parked or waiting construction vehicles. Public Right of Way MELW72 runs from this turning area, and access must be maintained at all times during construction. This is a well-used dog walking route as well as regularly used for organised walks of very young children from Daisychain Nursery. Any damage to the lane or the Public Right of Way arising from construction activities must be fully repaired and reinstated to an appropriate standard.

One member of the public and the member of the public on Zoom left the meeting.

- a. [PL/2026/00520](#) - **42 Westlands Lane, Beanacre, Melksham, SN12 7QE.** Householder planning permission New single storey side and rear extension, and first floor extension.

Comments: No Objection

- b. [PL/2026/00576](#) - 39 Sunderland Close, Bowerhill, Melksham, SN12 6TZ. Householder planning permission Proposed Two Storey Rear & Single Storey Side Extensions & Landscaping of Garden.

Comments: No Objection

- c. [PL/2026/00665](#) - Mavern House, Corsham Road, Shaw, Melksham, SN12 8EH. Full planning permission - Single Storey Extension forming an ensuite bedroom.

Comments: No Objection

- e. [PL/2026/00767](#) - 89 Corsham Road, Whitley, Melksham, SN12 8QF. Removal/variation of conditions - Variation of condition 2 (Approved Plans) relating to application PL/2025/03261.

Comments: No Objection

475/25 Amended Plans/Additional Information: The Council considered the following amended applications and made the following comments:

None

476/25 Current planning application: standing item for issues/queries arising during period of applications awaiting decision.

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

Resolved: To approve the notes of the meeting held with the developer (Bloor) on 19th February 2026 (Appendix 1)

- 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

Resolved: To approve the notes of the meeting held with the developer (Hannick) on 11th February 2026 (Appendix 2)

- 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

The Archaeological evaluation report and comments were noted.

- 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 application is expected to be considered at Wiltshire Council's Strategic committee meeting in March 2026. Members considered the options for attending the meeting but felt that they had nothing to add to their previous comments. It was noted that this answered the question asked by MP2.

Resolved: Melksham Without Parish Council will not send representatives to future Wiltshire Council Strategic/Western Area Planning Committee meeting for the Gompels Warehouse planning application (PL/2024/11426).

Wiltshire Councillor Holder and a member of the public left the meeting.

- f. [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

Comments: Members met with the developer on 27th January 2026. According to the developer, the current proposal (still to be approved) is that construction traffic will access the site by turning left off Western Way (A365) using the emergency access. Construction traffic will exit the site via Maitland Place. Exit onto Western Way has been determined unsafe due to the location of a headwall and turning circles.

Members were disappointed and unhappy that the site exit for construction traffic is not directly on to Western Way and consider the solution of using Maitland Place as sub-optimal.

Members are concerned about the impact on Maitland Place residents of construction traffic using the road during the estimated 4-year construction period, on top of the additional traffic from occupants of the new development. Concerns relate to dirt and damage, as well as traffic volume. It was noted that the day prior to the meeting, an exploratory digger was removed from site using a low loader which blocked Maitland Place for a period of time and left mud on the road. The Clerk stressed the importance of ensuring that the construction management plan is followed and enforced. It was also noted that Maitland Place has not yet been adopted by Wiltshire Council.

Members urged the developer to relook at construction traffic exit from site and to find a solution which does not use Maitland Place.

Furthermore, members will maintain their OBJECTION to the application until construction traffic issues have been resolved, despite it being Site allocation policy 7.3 in the Melksham Neighbourhood Plan 2.

These comments will be provided directly to Highways.

- g. [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 Clerk shared comments that she had received from Councillor Haffenden. He reported that the Landscape and Visual Appraisal document (dated October 2025) includes a potential site level increase of up to 1m. He is concerned that the proposed 2.5 storey properties in combination with this site level increase would be out of context with surrounding properties along Berryfield Lane and Semington Road. It was noted that these points would be considered in the Reserved Matters application if the outline planning application currently being considered is approved.

Comments: Members welcome the new comments from Drainage (dated 11 February 2026) which highlight the difficulties of developing the site. Photos are attached of the current flooding on the site (Appendix 3).

- h. [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 Clerk shared that she had spoken with the applicant's agent. She explained that the description of the application had been changed with the words "(with access, layout and landscaping to be approved)" changed to "(with all matters except access reserved)".

The developer asked whether this change in scope was sufficient for the parish council to remove their objection to the application and the call-in. However, she noted, that having the application called-in affords the council the opportunity to see and comment on the S106 and conditions before they are approved. The developer has provided written confirmation that the details of the draft S106 and conditions will be shared at least 1 week before a decision is made.

Resolved 1: The Clerk to ask Wiltshire Council planning officer and the developer to confirm the following principles of the development:

- Access to the land for the second phase of the development (Plot B) is guaranteed.
- The second phase of the development will be delivered, to provide a total of about 55 dwellings as per Policy 7.5 of Joint Melksham Neighbourhood Plan (Plot A and Plot B).
- Details of the draft S106 and conditions will be shared in good time to allow the parish council to object/comment.
- Confirmation that the S106 requirements reflect the whole site (Plot A and Plot B).

Resolved 2: to ask Wiltshire Councillor Alford to withdraw his call-in provided the confirmations in Resolution 1 are received.

Resolved 3: The Clerk to ask for correspondence between Wiltshire Council and the developer related to the change of application scope to be shared with the Parish Council.

477/25 Proposed Energy Installations

a. Lime Down Solar

The letter from the Examining Authority containing invitation to the preliminary meeting, notification of hearings and other procedural decisions was noted.

Councillor Richardson explained that the first meeting would be focussed on process, and he didn't think that the council needed to attend. He noted that the second of the planned meetings (Issue Specific Hearing 1 on 22nd April 2026) could be relevant to the parish council, as it potentially included discussion on alternative sites (which could include Whitley). The relevance of the second meeting wouldn't be confirmed until about a week before the meeting, but attendees need to register by the 9th March 2026. He suggested that the parish council register to attend this meeting.

Resolved 1: Councillor Richardson to register to attend the meeting (Issue Specific Hearing 1) on behalf of the Parish Council and Community Action Whitley and Shaw (CAWS).

Councillor Richardson also highlighted that local authorities (Wiltshire Council) have the opportunity to submit Local Impact Reports by 1st May 2026, followed by a hearing.

Resolved 2: Councillor Richardson and the Clerk to:

- ask Wiltshire Council to submit a Local Impact Report covering the points raised by Community Action Whitley and Shaw (CAWS) and the parish council in their relevant representations to the Lime Down application,
- ask Wiltshire Council to confirm that they will submit the Local Impact Report
- investigate whether the parish council can submit a Local Impact Report directly to the planning inspector and submit comments if possible.

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

It was noted that planning application PL/2025/05856 for the laying of underground electricity cables in association with Wick Solar Farm and Studley Solar Farm had been approved on 13th February 2026.

Resolved: Work on Westlands Lane to be reported to enforcement as work started on 26th January 2026 prior to approval of the planning application on 13th February 2026.

It was noted that the meeting planned with Aureos would be held on Thursday 5th March 2026 at 2.30pm in the parish council offices.

The updated website address was noted: <https://www.ssen.co.uk/about-ssen/ourworks/melksham-to-norrington/>

c. [PL/2025/05552](#) Land South of Brockleaze, Neston, Corsham, SN13 9TE. Full planning permission: Battery Energy Storage System with associated infrastructure.

Resolved: To support and submit the comments submitted by Community Action Whitley and Shaw (CAWS) Brockleaze Addendum 6 (submitted 7th February 2026).

Councillor Richardson shared that new National Fire Chiefs Council guidance on 'Grid scale energy storage system planning - Guidance for fire and rescue services' had been published about two weeks prior. He noted that the Brockleaze developer had responded to the guidance, but he felt that the developer had asserted compliance with the guidance but had not provided evidence of compliance.

- d. To receive an update on Wiltshire Council Engagement about Cumulative Impact.

Members noted the response received from Highways about cumulative impact. Members felt that the response was disappointing and unsatisfactory.

The Clerk highlighted that the response to the question about repair to the highways following roadworks was particularly obscure – "Reinstatement of these works will be in accordance with the Specification for the Reinstatement of Openings in Highways 4th edition, which is a statutory code all statutory undertakers must comply with"

Standing Orders were suspended to allow Councillor Hemmings to speak.

Councillor Hemmings commented that on Westlands Lane repairs, where the road has been dug up, have been completed very neatly with smooth tarmac and nicely sealed edges. However, he commented that the rest of the road has been destroyed by the works vehicles. He questioned what recourse the parish council has to get the whole road repaired?

The meeting reconvened.

Resolved: The Clerk to respond strongly to Highways about the lack of clarity in their response, to ask whether contractors need to repair additional deterioration to the surrounding carriageway/verge, and to ask what recourse the parish council has to get the whole road repaired.

It was noted that a meeting about cumulative impact was held on 16th February 2026 with the Clerk, Councillor Richardson, Wiltshire Council Cabinet Member Adrian Foster (Cabinet Member for Strategic Planning, Development Management, and Housing), Gary Collins (Head of Development Management) and Kenny Green (Planning Manager) in attendance.

Rather than a detailed review of the body of evidence about cumulative impact, the meeting focussed on 12 recommendations which were presented to Wiltshire Council. Councillor Richardson commented that he felt the Wiltshire Council attendees were quite defensive and suggested that they were already considering cumulative impact on every planning application. Kenny Green later provided the officers report on the Roundponds Farm BESS (Battery Energy Storage System) application (PL/2025/03212) as an example. Review of planning applications for BESS after the meeting suggests that, if cumulative impact is considered, it is only considered in relation to landscape and visual amenity and does not consider the wider range of cumulative impact pathways.

At the meeting, Councillor Richardson and the Clerk pushed Wiltshire Council for a commitment to respond the 12 recommendations from the parish council. This was agreed and will be provided by Gary Collins.

- e. Future Energy Landscapes consultation (proposals adjacent to northern parish boundary)

The correspondence related to the Corsham Future Energy Landscapes consultation was noted.

The community energy workshop for Staverton, Hilperton, Semington and Great Hinton Semington on Tuesday 17th March 2026 was noted. Councillors Richardson and Wood would try to attend.

478/25 Planning Policy:

a. Joint Melksham Neighbourhood Plan (NHP):

Members discussed the level of review which might be needed on the Neighbourhood Plan, budget implications and whether a future plan would be joint with Melksham Town Council.

It was noted that Place Studios are planning to submit the Joint Melksham Neighbourhood Plan 2 for a Royal Town Planning Institute (RTPI) Plan Making award. Members confirmed that they would be happy to be nominated.

Members noted that Melksham Town Council were considering planning application (PL/2026/00855) for an area of land which is part of the Land at Cooper Tires Factory Site (Policy 7.1 of the Joint Melksham Neighbourhood Plan 2)

b. Wiltshire Council's Draft Local Plan Examination:

The Clerk provided an update which had been shared at a WALPA (Wiltshire Area Localism and Planning Alliance) meeting with Councillor Ian Thorn (Wiltshire Council Leader, and Councillor Adrian Foster, Cabinet Member for Planning). Wiltshire Council has proposed to the local plan examiners that they complete the current plan with the addition of sites to increase the housing numbers and then start a new plan in July 2026. Wiltshire Council are waiting for a response to the proposal from the local plan examiners. The Clerk also noted that, due to limitations elsewhere in the county, the majority of the uplift in housing numbers is likely to be in the west of the county, including Melksham.

c. National Planning Policy Framework (NPPF)

Councillor Richardson noted that he had submitted a response to the NPPF consultation on behalf of CAWS focussed on cumulative impact.

It was noted that the Clerk had circulated some suggested draft responses but that these were only partially completed.

Resolved: To give delegated powers to the Clerk to complete the response and submit following review by Councillors Glover and Pafford.

479/25 Premises Licenses applications and decisions:

None.

It was noted that a license application from Jarboom Ltd related to Oakfield Stadium for their WTF Festival had been received and would be considered at the next Planning Committee meeting.

Resolved: The Clerk to arrange a meeting with Jarboom Ltd to review the application.

480/25 Appeals

a. Appeal Hearings

It was noted that the Clerk had been asked for articles on the appeal hearings by the Society of Local Council Clerks (SLCC) and the Campaign for the Protection of Rural England (CPRE) Wiltshire.

Resolved: The Clerk to provide articles about the appeal hearings to the SLCC and CPRE.

The Clerk communicated that the MP Brian Mathew (Melksham and Devizes) and MP Sarah Gibson (Chippenham) have drafted a letter to the Secretary of State to reiterate the importance of the neighbourhood plan and the precedent that the decision would set for the Land at Snarlton Farm appeal.

b. Planning Appeal Process

Upcoming changes (from 1st April 2026) to the Planning Appeal process were noted.

481/25C Planning Enforcement:

Held in Closed Session at the end of the meeting.

a. Berryfield Lane

The Clerk provided feedback on a call she had with the Environment Agency.

The members were frustrated with the lack of progress and asked the Clerk to follow up with the MP Brain Mathew to see if he can speed up the formal proceedings.

b. New Inn

Wiltshire Council Highways have visited the site and spoken with the landlord about road closures and drainage.

482/25 S106 Agreements and Developer meetings: (*Standing Item*)

a. Updates on ongoing and new S106 Agreements

i. Pathfinder Place

No new updates.

ii. To note any S106 decisions made under delegated powers.

The Clerk summarised the requests she had made at the Woodrow Road Planning Appeal S106 session. These would only be relevant if the appeal is upheld.

b. Contact with developers:

i. East of Blackmore Farm

Developers have come forward with a proposal for 275 dwellings on Land East of Blackmore Farm. An online public consultation is starting today. A pre-application meeting with the developer is being arranged for Thursday 5th March 2026. Officers have already suggested to the developer that the parish council are very likely to request that they hold a drop-in/ in person consultation for those residents who are not on-line.

ii. Former Library Site

It was noted that a pre-application meeting was planned with the developers on the following day (Tuesday 24th February 2026 at 10am)

Meeting closed at 9:16 pm

Chairman, 23rd March 2026

Appendix 1

DEVELOPER MEETING NOTES BLOOR HOMES RE PROPOSALS FOR DEVELOPMENT AT NEW ROAD FARM

THURSDAY 19 FEBRUARY 2026 AT 2.00PM

Present: Councillor Mark Harris, MWPC
Wiltshire Councillor Nick Holder
Teresa Strange, Clerk, MWPC
Fiona Dey, Parish Officer, MWPC
Jonathan Dodd, Planning Manager, Bloor Homes South West
Matthew Roberts, JBP

Jonathan commented that he was going to explain the two applications that have been submitted: - PL/2024/10345 (full) and PL/2025/09780 (outline).

He explained that the full planning application was submitted in November 2024 and since then Bloor have been working to satisfy the statutory consultees. However, the Environment Agency (EA) are maintaining their 'objection' as the hydraulic model review for flood risk is not deemed fit for purpose and more detail is required. Jonathon commented that they are about to submit a 5th round of comments to the EA and expect a response in April. Bloor do not want the application to progress to the Strategic Planning Committee until the EA agency are satisfied.

Internally at Bloor, having purchased the freehold to the land, they are concerned about uncertainty due to the EA delay, the delays to Wiltshire Council's Local Plan (as this is one of the allocated sites), progress on the Blackmore Farm site and the recent local appeal hearings. Therefore, as a contingency, they have submitted an outline planning application.

Wiltshire Councillor Holder commented that, as a member of the Strategic Planning Committee, the committee seem to prefer Outline then Reserved Matters applications rather than Full applications. To mitigate this, he suggested that Bloor ask Gary Collins to pre-brief the Strategic Planning Committee about the application strategy and all the positive elements of the development, such as 40% affordable housing.

Jonathon commented that they will shortly be resubmitting updated plans for the full planning application. He will notify the council once it has been submitted. The changes will include changes to the clustering of affordable housing (to below 15 dwellings per cluster), inclusion of a loop road near the allotments as requested by Highways and details of the street lighting on the tree lined avenues. He explained that this 4th round of changes would be unlikely to need full re-consultation but would most likely be a targeted consultation. He believes that following this round of consultation all the technical aspects of the plan, with the exception of the EA requirements, would have been addressed.

Jonathon asked Wiltshire Councillor Holder whether the application would need to go to committee (or whether the call-in could be withdrawn).

Wiltshire Councillor Holder explained that Planning Officers could still decide that the application should go to committee, even without a Councillor call-in request.

The Clerk noted that if the application is to be decided by a Planning Officer, the parish council have no opportunity to see the officer report detailing conditions and S106 until after it's been signed and the decision made even if it contains assets to be transferred to the parish council.

Jonathon confirmed that he would share the S106 (having checked with their lawyers that he can) and the conditions when they are available.

The Clerk ran through a number of points that will or have been asked for by the parish council:

- Request for the same level of contribution towards play equipment as in the rest of Wiltshire, which is higher than the level required for West Wiltshire.
- Confirmation of interest in taking on the 2 LEAPs (Local Equipped Areas for Play) and the allotments
- Request for a footpath link into the adjacent housing development (Gladstone Road). Jonathon commented that this may be difficult due to having to cross a third-party strip of land.
- Request that the pedestrian crossings are installed prior to occupation.
- Request for a defibrillator and a parish noticeboard
- Request that the Rights of Way contribution is used to divert MELW60 around the properties at Kite's Stile.
- Request for a contribution to the extension of Melksham cemetery. It was noted that this request had been made to all the major developments.

Bus strategy was discussed. Jonathon commented that Bloor had agreed to the bus contribution and suggested to Wiltshire Council that a bus shelter is installed – the location is to be decided. The Clerk highlighted that the parish council request that bus shelters have sides to protect from the weather, a seat (not a perch) and are dark green in colour. She also highlighted that Real Time Information technology has progressed and the information boards can now be battery powered rather than needing an electricity supply and specified height shelter.

The Clerk shared that the parish council had proposed that the streets be named after forests and would provide a list. She also shared that the council's proposed name for the development was 'New Road Farm'.

Meeting closed at 3:15pm

Appendix 2

Meeting with representatives of Hannick Homes regarding land East of Melksham Oak School held on Wednesday, 11th February 2026 at 11.00am at Melksham Without Parish Council Offices at Melksham Community Campus

Present: Councillor Richard Wood (Chair of Planning)
Councillor Alan Baines (Vice Chair of Planning)
Councillor David Pafford (Vice Chair of Council)
Councillor Mark Harris
Wiltshire Councillor Nick Holder, Bowerhill
Teresa Strange, Parish Clerk
Chris Minors, Operations Director, Hannick Developments Ltd.
Kerry Pflieger, RAW Planning

As Chair of Planning, Councillor Wood chaired the meeting and welcomed Chris and Kerry to the meeting and introduced those present. The Clerk explained that, for transparency reasons, that RAW Planning were the agents for the Middle Farm site allocation in the Joint Melksham Neighbourhood Plan 2, albeit a different representative.

Chris presented slides explaining Hannick's current position in the consultation process for the outline planning application. He provided a summary of:

- The proposed development
- The site masterplan
- The access arrangements
- Consultation Responses
- Next Steps

Chris explained that the majority of the consultee responses had been received, they were just still waiting from comments from Ecology.

The members raised concerns that the presentation stated:

“Key commitments include affordable housing subject to viability, SuDS drainage and at least 10% biodiversity gain”.

The parish council raised questions about the “subject to viability” aspect, as this was a green field site, and was only providing 30% affordable housing. Chris explained that it was a standard caveat, not site specific. The Clerk emphasised that the parish council's expectation was that there should be 40% affordable housing as per the draft Local Plan as the site was not being considered speculative but plan led development as an allocation in the draft Local Plan.

Access Arrangements

Chris confirmed that the access arrangements presented remain unchanged from the submitted planning application. However, he acknowledged the comments received, including those from the Wiltshire Council Highways Officer.

Hannick have met with Wiltshire Council Highways (Mark Wiltshire and Paul Galpin) and have been asked to consider replacing the proposed T-junction with a **compact roundabout**.

- Feasibility work is currently underway.
- A technical report is expected to be submitted to Wiltshire Council this week.
- Further meetings will then be arranged with Highways Officers and the Planning Case Officer.

Members provided the following updates regarding highways and safety:

- Signage and road markings have been added at the junction of Bowerhill Lane
- Ghost traffic islands will be installed at the junction with Hornchurch Road

Members were generally positive about the proposed roundabout but remained concerned that Wiltshire Council must consider this application alongside others and ensure Highways Officers take a joined-up approach.

Chris confirmed he would raise this point in discussions with Highways.

It was noted that:

- A roundabout would help slow traffic entering Bowerhill.
- Turning movements into Bowerhill Lane would be safer.
- The 30mph speed limit is proposed to move further away from the school to slow traffic sooner (subject to approval).
- Gateway features (village gates and road markings) would indicate entry into a residential area.

It was also noted that the planned pedestrian crossing would be retained if a roundabout is introduced, although its position may change.

Bath Road / School Connectivity

- A footpath/cycleway on the north side of Bath Road between the development and the school is being investigated.
- The existing layby is proposed to be closed, with land used for a footpath.
- A formal bus stop would be created within the carriageway; the parish council had requested that a bus shelter, with RTI, be installed in the layby area as is used currently as an informal school bus stop; and would be used by residents of any future development.

- Wiltshire Council are amenable to this approach.

School Connection

- A pedestrian connection to the school remains important.
- The connection is shown on the masterplan (Point 3).
- It could potentially be moved to align with access from the school expansion land.
- The developer cannot compel the school to open access from their side.
- Provision of the link would be secured by condition.
- The school expansion land would be maintained.

Layout and Design

A member asked whether the mews housing could be moved further away from existing dwellings. Chris advised this was not possible due to blue/green infrastructure constraints.

The Clerk noted:

- The Design and Access Statement contained errors as pointed out in the parish council's initial planning application comments (including reference to the hospital and no reference to the Melksham Neighbourhood Plan 1 or 2 and its Design Guide).

Drainage

- The direction of flow of the ditches was discussed, and it was noted that they flow into Clackers Brook.

Community Infrastructure and Contributions

The Clerk advised:

- The Heads of Terms document is basic and lacks detail.
- The Parish Council would like to see the draft Section 106 agreement.
- She will check whether a contribution toward the East of Melksham Community Centre is expected and whether this development has been factored into other the contributions requested for other developments.

Open Space and Other Matters

The following additional points were discussed:

- The need for informal play space, not solely wildflower planting.
- Concerns previously raised regarding noise from heat pumps.
- Equipment within the LEAP, parking provision, and solar panel provision will be considered at Reserved Matters stage.
- The exact number of dwellings may change slightly at Reserved Matters due to market demand.

- Members requested inclusion of market-value bungalows.

Chris confirmed that Hannick is working through consultation responses via a detailed tracker but are currently prioritising access matters before progressing to drainage and other issues.

The meeting closed at 12.10pm

Appendix 3 [PL/2025/00626](#) Land North of Berryfield Lane - Photographs of Flooding (February 2026)





