

**MINUTES of the Planning Committee of Melksham Without Parish
Council held on Monday 2nd 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

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

439/25 Welcome, Housekeeping and Announcements:

The Chair welcomed everyone to the meeting. As there were no new members of the public present at the meeting, the housekeeping messages were not 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.

440/25 Apologies:

None as all members of the committee were present.

441/25 Declarations of Interest:

a. Declarations of Interest

None

b. Dispensation Requests for this Meeting:

None requested.

442/25 To consider holding items in Closed Session due to confidential nature:

Resolved: Agenda items 14a (Appeal Hearings) and 15 (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 14a: Appeal Hearings: Start of legal action proceedings

Agenda item 15: Planning Enforcement: Start of potential legal action

443/25 Public Participation:

Standing Orders were suspended to public participation.

Wiltshire Councillor Holder made the members aware that the Planning Appeal for Land South of Snarlton Farm (APP/Y3940/W/25/3373278) would be determined by the Secretary for State rather than by the Planning Inspector. The Planning Inspector will still write a recommendation report which will be considered and determined by the Secretary of State.

Wiltshire Councillor Holder explained that the reason for the change is that this site is deemed to be a strategic housing development as it consists of more than 150 homes and covers more than 5ha of land. The Secretary of State has decided that he will consider and determine appeals on all developments of this magnitude. Wiltshire Councillor Holder considers that this causes two issues. The first is that it will prolong the period before a decision is made.

He also feels that this the start of planning committees at local authorities losing the power to determine strategic planning applications as part of the government's planned scheme of delegation to drive the housing growth agenda. He feels that it calls into question the strength of the Neighbourhood Plan and that it is a bad day for local communities and local democracy - taking decision making away from the people who know their communities.

He noted that the Woodrow Road appeal decision will not go to the Secretary for State due to its smaller size (70 homes).

Members questioned whether the Planning Inspector's report would be publicly available before the final determination? Wiltshire Councillor Holder did not know.

The Clerk reported that that KC at the Snarlton Farm appeal had commented that he had 'called-in' the appeal but, at that time, confirmation had not been received that it determined by the Secretary of State. The Clerk questioned whether this application had passed to the Secretary of State as a 'one-off' as it had been called-in or whether this was the first of strategic applications being considered under the government's Scheme of Delegation? Wiltshire Councillor Holder was unsure but committed to raising the question with Wiltshire Council.

Members also commented that they felt the lack of 5-year land supply in Wiltshire (one of the key arguments in the appeal) was due to the developers not building houses fast enough and that Wiltshire Council should put pressure on the developers to accelerate the delivery of homes.

Members expressed concerns that it appears that decisions on multiple planning applications are being delayed/deferred pending the outcome of the Snarlton Farm Appeal which causes uncertainty in the community. It was felt that until the appeal is determined planning application decision making and housebuilding will be paralysed.

Resolved: For Wiltshire Councillor Holder to ask at Wiltshire Council Cabinet meeting for Wiltshire Council to lobby central government to accelerate the timelines for the Secretary of State to determine planning appeals.

Wiltshire Councillor Holder commented that he had no objection to the planning application for The Heights Sandridge Hill (PL/2026/00307)

The meeting reconvened.

444/25 New Planning Applications: The Council considered the following applications and made the following comments:

- a. [PL/2025/09917](#) **Land to the east of New Road, Melksham, SN12 7QZ**
Outline planning permission: Some matters reserved: Outline permission for the erection of up to 2 self-build dwellings and associated infrastructure, all matters are reserved except for access. Applicant Name: Mr Stuart Little.

Comments: Members **Object** for the reasons set out below.

1. Conflict with the Joint Melksham Neighbourhood Plan 2 – Policy 6 (Housing in Defined Settlements)

The Parish Council considers that the application site lies outside the defined settlement boundary of Melksham. Policy 6 of the Joint Melksham Neighbourhood Plan 2 directs new housing development to defined settlements. As the site is located beyond this boundary, the proposal is contrary to the spatial strategy of the Neighbourhood Plan.

2. Harm to Landscape Character and Settlement Edge – Policies 18 and 20

The Parish Council is concerned that the proposed development would result in the erosion of the rural and transitional character of the settlement edge. New Road currently forms a clear and well-defined boundary between the built-up area and the open countryside. Introducing residential development on this site would represent an encroachment into the countryside and would fail to respect the landscape transition required by Policies 18 (Landscape Character) and 20 (Locally Distinctive, High Quality Design) of JMNP2.

3. Precedent and Incremental Development

The Parish Council is particularly concerned that approval of this application would set an undesirable precedent for further development along New Road. Incremental or “creeping” development of this nature would undermine the plan-led approach of the Neighbourhood Plan and make it increasingly difficult to resist similar proposals in the future, leading to cumulative harm to the character of the area.

4. Sustainability of the Location – Policy 1

Despite its proximity to Melksham, the Parish Council does not consider the site to represent a sustainable location for residential development. The nature of New Road, limited pedestrian infrastructure, and reliance on private vehicles mean that future occupiers are likely to be car-dependent, contrary to the objectives of Policy 1 (Sustainable Design and Construction).

Members also note that the Planning Statement and Design & Access Statement contain numerous drafting and accuracy issues, including duplicated sections, typographical errors, inconsistent dates, unsupported assertions and internal contradictions, which collectively undermine the reliability of their conclusions. In particular, the Planning Statement repeatedly refers to the Joint Melksham Neighbourhood Plan 2021 rather than the made Joint Melksham Neighbourhood Plan 2 (2020–2038), indicating that the proposal has not been assessed against the correct neighbourhood plan policies.

- b. [PL/2025/08409](#) **Outmarsh Farm, Outmarsh, Semington, Trowbridge, BA14 6JX** Full planning permission: Retrospective application for the siting of a static caravan for temporary residential use in connection with agricultural operations for a period of three years. Applicant Name: Mr Robert Vaughan.

Comments: No objection subject to:

- Clarification of the 3-year time period in the application - Is this from the point of approval of the application or from time the caravan was located on the site (as this is a retrospective application)?
- Tight control/supervision to prevent residential creep
- Clarification of vehicular access/parking arrangements

The member of the public on Zoom left the meeting at 7:30pm.

- c. [PL/2026/00066](#) **Kays Cottage, 489 Semington Road, Melksham, SN12 6DR** Householder planning permission: Proposed extension over part of the existing single-storey rear extension (Resubmission of application PL/2022/08518). Applicant Name: Mr Paul Williams.

Comments: Members object to this application on the grounds of additional overdevelopment of the site and the lack of parking provision, resulting in on street parking on Semington Road exacerbating an existing highway safety issue.

Members noted that they had objected to the previous application for the site (PL/2022/08518) and agreed to resubmit the same comments as previously. They also noted that the overdevelopment of the site has increased since the previous application with approval of PL/2024/09323 to use a garage as accommodation.

- d. [PL/2026/00307](#) **The Heights, 262A Sandridge Hill, Sandridge Common, Melksham, SN12 7QX** Householder planning permission: Single storey rear oak frame extension together with internal reconfiguration. Applicant Name: Mr & Mrs Freeman.

Comments: No Objection

- e. [PL/2025/09780](#) **Land to the north of the A3102, Melksham, Wiltshire.** Outline planning permission: Some matters reserved: Outline planning application for the construction of 295 homes; public open space including formal play space and allotments; sustainable drainage systems and associated infrastructure; a 100 place nursery and access points for pedestrians and cyclists. All matters are reserved except for access, the principal point of access is to be provided from a new northern arm onto an improved arrangement of the Eastern Way/A3102 roundabout junction and an emergency access onto the A3102. Applicant Name: Bloor Homes South West

It was explained that this outline application is for the same site as Full application PL/2024/10345. The Clerk explained that following a conversation with the planning officer, it appears that the Full planning application has become stuck due to a technical reason and Environment Agency objections.

This application may be an alternative route to approval while the technical issue is being resolved. It was noted that the developer had requested a meeting with the parish council to provide an update and the route forward.

Members agreed to submit the same comments as previously submitted on PL/2024/10345.

Comments: All the comments from Melksham Without Parish Council that have been submitted for Full planning application PL/2024/10345 are being resubmitted for this Outline application. It is noted that some of the previous comments may no longer be relevant due to design changes or are not relevant to an outline publication. Melksham Without Parish Council will be meeting with the developer and may submit additional or consolidated comments.

445/25 Amended Plans/Additional Information: The Council considered the following amended applications and made the following comments:

None

446/25 Current planning application: standing item for issues/queries arising during period of applications awaiting decision.

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

The new comments from Urban Design and Landscape were noted.

- b. **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 comments from Conservation and the meeting with the developer (Hannick) to be held on 11th February 2026 were noted.

No further correspondence regarding holistic review of A365 Bowerhill had been received.

The Clerk explained that following the Highways, Footpaths and Streetscene committee meeting (on 20th January 2026) a request had been made to the Local Highways Footpaths Improvement Group (LHFIG) substantive projects fund to implement any engineering solutions identified from the holistic review.

Standing Orders were suspended to allow Wiltshire Councillor Holder to speak.

Wiltshire Councillor Holder commented that he was also disappointed with the response from Wiltshire Council regarding the cumulative impact of developments on the A365 Bowerhill, especially as the parish council had followed the advice from Kenny Green (Wiltshire Council Planning Manager) in how to raise the issue. He committed that when the application is considered by the Strategic Planning Committee, he will push for a condition related to a holistic review of the A365 in Bowerhill.

The meeting reconvened.

Wiltshire Councillor Holder left the meeting at 7:50pm.

- c. [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

No new documents or comments from statutory consultees.

- d. [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.

The Applicant Response to Public Protection comments and the new comments from Landscape were noted.

- e. [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

Resolved: To approve the notes from the meeting with Barratt Homes held on 27th January 2026 (attached).

It was noted that the day of the meeting with the developer, 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 mud was reported to Enforcement at Wiltshire Council.

- 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 Flood Risk and Drainage Addendum 2 document was noted.

- 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.

No new documents or comments.

Resolved: Due to lack of progress, the Clerk to write to the landowner and developer to ascertain their intentions with the development and planning application.

447/25 Proposed Energy Installations

a. Lime Down Solar

It was noted that comments (relevant representations) have been published. Councillor Richardson commented that he was incredibly disappointed with the comments submitted by Wiltshire Council, despite him having provided points of concern directly to the Cabinet Member. He noted that there is no mention of Shaw, Whitley or Beanacre and the response doesn't consider the key risks and the cumulative impact of schemes in the Shaw, Whitley and Beanacre area. He is concerned that the comments from Wiltshire Council will carry more weight than those submitted by the parish council and CAWS (Community Action Whitley and Shaw).

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

It was noted that works on Westlands Lane for both projects started on 26th January 2026.

Councillors and the Clerk who attended the Studley Solar Farm (DNOC for Verdant Energy) and Norrington Spring Park Project (Aureos for SSEN Distribution) drop-in sessions felt that they were poor in addressing residents' concerns and in providing clearly understood responses. It was reported that there was some tension at the start of the works due to misunderstandings about access, leaving the residents feeling very let down and unhappy.

It was noted that the website for the Norrington Spring Park Project, including some Frequently Asked Questions had gone live that day.

It was also noted that HGVs (Heavy Goods Vehicles) accessing the National Grid site have been given permission to use the closed section of Westlands Lane (as they are unable to use the weight limited bridge)

Councillor Richardson reiterated his concerns that the next phases of each project will coincide with road closures on Corsham Road at the same time as road closure of Top Lane and traffic control (traffic lights) on Shaw Hill. It was hoped that Wiltshire Council would deconflict the projects.

It was noted that members of the planning committee had meet with representatives from the Norrington Spring Park Project on 22nd January 2026. Members felt that the meeting was disappointing with set responses being provided. It was felt that the team from Norrington Spring Park were somewhat defensive and didn't engage with the issues raised. A second meeting is being planned before completion of the works on Westlands Lane.

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

It was noted that the Environment Agency are maintaining their objection to the proposal.

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

It was noted that the meeting to discuss cumulative impact with Wiltshire Council Cabinet Member Adrian Foster (Cabinet Member for Strategic Planning, Development Management, and Housing) had been postponed.

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

It was noted that a meeting had been held with the Clerk, Community Action Whitley and Shaw (CAWS), Wiltshire Councillor Alford, Gary Collins and members of the Future Energy Landscape (FEL) team.

The Clerk reported that the Future Energy Landscape team questioned why the parish had not attended or fed back after their event in Corsham. The Clerk explained that the parish council had not received any notification of the event and subsequently the FEL team committed to share details of upcoming activities. The Clerk noted that, since then, details of the current Future Energy Landscapes consultation (e.g. marketing materials) had not been provided directly to the parish council but have been forwarded by the Clerk of Corsham Town Council. The Clerk has responded to the FEL team to express disappointment.

The Clerk explained that members had the opportunity to comment on the FEL consultation and then advertise the consultation to the public including the thoughts of the parish council.

Councillor Richardson commented that he had already responded to the consultation on a personal basis. He was disappointed that, despite the cumulative impact work and requests for mitigation of risk proposed to Wiltshire Council, Wiltshire Council are openly supporting FEL proposals, which include 12 locations on the border of the parish. He is also concerned about the £100,000s which appear to have been spent on the project.

The Clerk reported that she had spoken with a member of Melksham Energy Group and Wiltshire Climate Alliance and had shared the parish council's concerns. The member of Melksham Energy Group/Wiltshire Climate Alliance had then raised the parish council's concerns at a Wiltshire Council convened Community Energy Network meeting.

Members considered the draft comments to be submitted to the consultation by CAWS.

Resolved 1: To submit the following comments to the Future Energy Landscapes consultation (based on the CAWS submission)

Melksham Without Parish Council supports:

- The principle of renewable energy generation
- Cumulative Impact Assessment for all proposed schemes
- Domestic/residential schemes
- Community schemes for community buildings such as:
 - Shaw School
 - Whitley Reading Rooms
 - Shaw Village Hall
 - Whitley Stores
- Discussion about how such schemes might be categorised as community energy schemes and how appropriate financial/planning support might be provided by WC

Melksham Without Parish Council does not support:

- The suggested Future Energy Landscape locations along the Roman Road in the immediate north of the parish boundary
- Cumulative impact
- Saturation
- Lack of consultation
- Unmitigated risks:
 - Contextual policy used to frame unrelated development positively
 - Strategic signalling of further schemes
 - Public statements vulnerable to misinterpretation
- Erosion of public trust

Melksham Without Parish Council request to be proactively consulted with (CAWS and MWPC) without having to “pull” information from Wiltshire Council

Resolved 2: To encourage residents to respond to the Future Energy Landscapes consultation (closing date: Friday 13th February at 10pm).

448/25 Planning Policy:

a. Joint Melksham Neighbourhood Plan (NHP):

Standing item to reflect on responses to planning applications for future review of the Neighbourhood Plan

Resolved: to add Settlement Boundary Review to the list of items for a future review of the Neighbourhood Plan

b. Wiltshire Council’s Draft Local Plan Examination:

No updates were available. It was noted that the deadline for Wiltshire Council's response to Inspectors' Post Hearing Letter was Friday 30th January 2026 but that it has not yet been published.

c. National Planning Policy Framework (NPPF)

The consultation on changes to NPPF and headlines was noted. It was also noted that no response from professional bodies or CPRE (Campaign for the Protection of Rural England) had been seen yet.

449/25 Premises Licenses applications and decisions:

It was noted that the license for WOMAD to be held in Neston had been granted.

450/25 Melksham Link Planning Application

Members noted that Memorandums of Understanding (MoU) had been signed by Derry Hill and Studley Parish Council and Chippenham Town Council, and that the Wilts and Berks Canal Trust (WBCT) were looking to sign similar MoUs with Lacock and Bremhill Parish Councils. Members questioned why these hadn't been established with Melksham Without Parish Council and Melksham Town Council.

WBCT representative Councillor Harris agreed to raise it at the next WBCT meeting.

451/25 Street Naming

Members considered street naming themes for Land north of the A3102 (New Road Farm) (PL/2024/10345), Land South of Western Way (PL/2025/07391), Land off Corsham Road (Middle Farm) (PL/2024/09725) and Land at Blackmore Farm (PL/2023/11188).

It was noted that the agenda incorrectly referred to Land to the east of New Road (PL/2025/09917) instead of Land north of the A3102 (New Road Farm) (PL/2024/10345) and would be specifically published as such at the Full Council meeting when the recommendations would be approved.

Recommendation: To propose the following street naming themes:

- New Road Farm: Forests
- Land South of Western Way: RAF Planes
- Middle Farm: To use the street name suggestions made by Councillor Richardson of people associated with Whitley
- Blackmore Farm: Cows (dairy and beef)

452/25 Appeals

a. Appeal Hearings

Held in closed session at the end of the meeting.

- i. [PL/2024/10674](#): Land off Woodrow Road – start Tuesday 3rd February 2026

The Parish Council had previously agreed (Min 356/25c2) an initial £1,994 (excluding VAT) for Place Studios to attend meetings and draft representations, and to approve in principle further costs to be incurred for Vaughan Thompson (from Place Studios) to attend the Appeal Hearings. The Clerk was also granted delegated powers to spend up to an additional £2,000 excluding VAT, on hearing associated costs (Min356/25c3).

The Clerk provided an update from Place Studios on the numbers of hours used against the agreed quote. It was reported that more hours had been allocated to the Snarlton Farm appeal than to the Woodrow Road appeal but would equal out across the two to match the original estimate. It was noted that the money allocated under delegated powers had not yet been utilised.

The CEO of Melksham Town Council has confirmed that Melksham Town Council will be paying 70% of the costs.

The Clerk reported that she and Vaughan Thompson (from Place Studios) had spent some time reviewing the points to be raised at the hearing and making minor adjustments based on learning from the Snarlton Farm appeal. Changes had been communicated to the planned attendees.

Held in public session.

- ii. [PL/2024/07097](#): Land south of Snarlton Farm

The progress of the appeal was discussed in the Public Participation session (Min 443/25)

- b. [PL/2023/05883](#): Land to the rear of 52e, Chapel Lane, Beanacre

No decision received.

- c. [PL/2025/08613](#) Land South of 214B Corsham Road, Whitley

Resolved: To submit comments previously submitted by the parish council on the planning application as a written representation to the appeal.

453/25 Planning Enforcement: To note any new planning enforcement queries raised and updates on previous enforcement queries.

- a. Top Lane, Whitley - not held in closed session as no update had been received.

454/25 S106 Agreements and Developer meetings: (Standing Item)

- a. Updates on ongoing and new S106 Agreements

- i. Pathfinder Place

No new updates.

- ii. Buckley Gardens S106 Highways contribution

The Clerk explained that she had a conversation with Mark Wiltshire (Principal Transport and Development Manager) to clarify the scope within the proposed wording for the S106:

“The sum of two hundred thousand pounds (£200,000) towards route enhancements to improve connectivity between the Land, the town centre to the north and education facilities to the east, inclusive of Local Cycling Walking Infrastructure Plan routes, and measures to enhance and provide pedestrian routes on the eastern side of the A350 Western Way roundabout”

It was clarified that the phrase “the town centre to the north” includes routes to Aloeric School and the phrase “education facilities to the east” includes routes to the school site on Pathfinder Way and Melksham Oak Community School.

Recommendation 1: To not object to the proposed wording for Buckley Gardens S106 Highways contribution.

Members discussed the lack of barriers on the footway approaches to the Toucan Crossing on the A365 between the school site on Pathfinder Way and the path to Burnet Close. When discussed with Mark Wiltshire (Principal Transport and Development Manager) he had suggested that they were not needed as pedestrians/cyclists would have to slow down to turn a corner before the crossing.

Recommendation 2: To request installation of barriers on both footway approaches to the Toucan Crossing on the A365 between the school site on Pathfinder Way and the path to Burnet Close.

- iii. To receive feedback from S106 cemetery contribution requests (if received)

None received

- iv. To note any S106 decisions made under delegated powers

None

- b. Contact with developers:

- i. Cooper Tires site.

The Clerk reported that she had spoken with the new owners of the Cooper Tires site. The owners confirmed their awareness of the Neighbourhood Plan and other relevant documents and stated that protected elements are being safeguarded during demolition works. They also confirmed that their intention is to demolish the existing buildings and remediate the site prior to selling it on. The owners stated that they will consult with both Melksham Town Council and Melksham Without Parish Council before submitting any planning applications. The Clerk has kept Melksham Town Council informed of these discussions.

Meeting closed at 9:25 pm

Chairman, 9th February 2026

**Meeting with representatives of Barratt Homes regarding land South of
Western Way held on Tuesday, 27th January 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 (Planning Committee Member)
Wiltshire Councillor Nick Holder, Bowerhill
Teresa Strange, Parish Clerk
Fiona Dey, Parish Officer
Charlotte Counsell, Barratt Homes
Emma Gillespie, Barratt Homes
Matthew Roberts, JBP

As Chair of Planning, Councillor Wood chaired the meeting and welcomed Charlotte, Emma and Matthew to the meeting.

Developer Update

Charlotte explained that following two previous meetings with the parish council (in May and June), the reserved matters application (PL//2025/07391) had been submitted, and that they have now been working to address the comments and questions which have been submitted, including those from the parish council.

An up-to-date site layout was presented, and the following points were highlighted:

- Crossings and visibility splays have been reviewed.
- Traffic calming measures have been added
- On the northern edge of the site, the 3.5m wide cycle path has been relocated from running alongside the A365 to within the site. A 2m wide footpath remains.
- New SUDS, additional swales and rain gardens have been added
- Environmental Heath require additional surveys to support noise mitigation. These will consider the whole site, not just the edge adjacent to the industrial estate.
- The layout has been changed so that the 2.5 storey buildings will overlook the LAP (Local Area for Play).
- Frontage parking has been broken up with side parking
- Materials remain unchanged

Construction Traffic Access

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. If an alternative exit is not possible, members requested a report is provided detailing all the options evaluated and the reasons they were not possible.

Connectivity and Safe Walking Routes

The importance of connectivity of the site with the rest of Bowerhill was stressed. It was noted that the developers had included a pavement spur, on the north-east of the site, to the adjacent site. It was unclear how the spur would connect to the pathways on the adjacent site. The adjacent site was developed by Taylor-Wimpey (who have left site) and has planning permission granted for a primary school on the site (PL/2023/08046). **Members encouraged the developer to address the issue rather than leave residents without a connected route.**

Concerns were also raised about the route to the secondary school as there will be no continuous route along the verge of the A365 Western Way. The stretch of verge next to the Taylor Wimpey/primary school site does not have a footpath but members were worried that children would still walk on it. It was also noted that the footpath improvements at Burnet Close were due to start in spring.

Other Points

Concerns were raised about the impact of construction traffic for the Care Home (separate developer). It was noted that the Care Home site has not yet been sold but that construction management would form part of the negotiations.

Members noted that the proposed housing mix does not align with the Melksham Neighbourhood Plan Area Housing Needs Assessment (2023) which prioritises the delivery of two, three and four bedroom dwellings, including bungalows. The developer explained that the housing mix was previously established in the S106 agreement. It was also noted that neither the 2 bungalows or the 1 bedroom apartments would be for sale on the open market.

Members reiterated/made the following requests:

- the parish council would like first refusal on taking on the LEAP (locally equipped areas for play), allotments etc.

- A teen shelter should be included near the MUGA (multi-use games area)
- Green space should include wild flower areas and mown areas for informal play

It was noted that the development has not been named yet and that members will provide suggestions for street names.

The Revised Matters re-submission is expected within a few weeks.

Meeting closed at 12.30pm