



## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday 5<sup>th</sup> May 2026

To all members of the Council Planning Committee: Councillors Richard Wood, Alan Baines, David Pafford (Vice-Chair of Council), John Glover (Chair of Council), Mark Harris, Peter Richardson and Martin Franks

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 11<sup>th</sup> May 2026 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

**TO ACCESS THE MEETING REMOTELY, PLEASE FOLLOW THE ZOOM LINK BELOW. THE LINK WILL ALSO BE POSTED ON THE PARISH COUNCIL WEBSITE WHEN IT GOES LIVE SHORTLY BEFORE 7PM.**

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09&omn=86590769877>

Or go to [www.zoom.us](http://www.zoom.us) or Phone 0131 4601196 and enter: **Meeting ID: 279 181 5985**  
**Passcode: 070920**. Instructions on how to access Zoom are on the parish council website [www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk). If you have difficulties accessing the meeting please call (do not text) the out of hours mobile: 07341 474234

**YOU CAN ACCESS THE AGENDA PACK HERE**

Yours sincerely,

A handwritten signature in cursive script, appearing to read "T. Strange".

Teresa Strange, Clerk



## AGENDA

1. **Welcome, Announcements & Housekeeping**
2. **To receive Apologies and approval of reasons given**
3. **Declarations of Interest**
  - a. To receive Declarations of Interest.
  - b. To consider for approval any Dispensation Requests received by the Clerk and not previously considered.
4. **To consider holding items in Closed Session due to confidential nature**

*Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of agenda items where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.*
5. **Public Participation**
6. **To consider the following new Planning Applications, including Permission in Principle applications received within the required timeframe (14 days):**
  - a. **[PL/2026/01698](#) - Summerleaze Lodge, 10 Beanacre, Melksham, SN12 7PT.**  
Full planning permission: Change of use of agricultural land used as a paddock to domestic and to build a detached bungalow with garage, drive and gardens.  
Applicant name: Mr & Mrs P Neale. **Comments by: 08 May 2026 (extension requested)**
  - b. **[PL/2026/02519](#) - Units 7-10 Church Farm, Bath Road, Shaw, Melksham, SN12 8EF.** Prior Approval Part 3, Class MA: Commercial, business and service uses to dwellinghouses: Units 7-10 Church Farm, Bath Road, Shaw, Melksham, SN12 8EF  
Applicant name: Mr and Mrs A & G Hillier. **Comments by: 19 May 2026**
  - c. **[PL/2026/02084](#) - 554 Canal Bridge, Semington, Trowbridge, BA14 6JT**  
Full planning permission: Proposed erection of 1no. high-quality, sustainable, single storey dwelling including car port, home office; new planting and biodiversity enhancement measures.  
Applicant name: Mr K Lockwood. **Comments by: 20 May 2026**
  - d. **[PL/2026/02407](#) - 8 Grange Close, Whitley, Melksham, SN12 8QW.**  
Householder planning permission: Proposed garage conversion, single storey rear extension and associated works.  
Applicant name: Mr & Mrs Rick & Sue Dickinson. **Comments by: 21 May 2026**
  - e. **[PL/2026/02038](#) - 107 Middle Lane, Whitley, Melksham, SN12 8QR.**  
Full planning permission: Change of use of land to Class E(c)(iii) and the erection of an attached building for use as a hair salon.  
Applicant name: Mr Barry Pocock. **Comments by: 18 May 2026**
  - f. **[PL/2026/02481](#) - Knorr Bremse Rail Systems Uk Ltd, Westinghouse Way, Bowerhill, Melksham, SN12 6TL.** Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises: PV panels to be installed on the northern roof pitch of the main building as well as on both the

northern and southern roof pitches of the associated warehouse building. Applicant name: Knorr Bremse. **Comments by: 25 May 2026**

- g. [PL/2026/02594](#) - **1 Magister Road, Bowerhill, Melksham, SN12 6FD**.  
Householder planning permission: Single storey side lean-to extension to link the garage entrance to the main house and provide storage space.  
Applicant name: Mr Iljazi. **Comments by: 29 May 2026**
- h. [PL/2026/01809](#) - **Melksham Football and Rugby Club, Eastern Way, Melksham, SN12 7GU**. Full planning permission To enable the area of land known as Melksham Rugby and Football clubs, to hold Music Events and festivals. Applicant name: Gary Cooke, Jarboom Ltd. **Comments by: 05 June 2026**
- i. [PL/2026/02458](#) - **Land East of Eastern Way, Melksham**.  
Full planning permission Full application for the construction of a new food store (Class E) with associated parking, landscaping, drainage and servicing. The proposed development incorporates: • A single storey building with a total floor space of 2184m<sup>2</sup> (GIA) including a net sales area of 1529m<sup>2</sup>. • 132 car parking spaces including 6 disabled bays, 9 parent and child spaces and 2 electric vehicle charging spaces. • Comprehensive landscaping scheme. • SUDS drainage scheme.  
Applicant name: Lidl GB Ltd. **Comments by: 05 June 2026**

**7. Amended Plans/Additional Information:** To comment on any revised/amended plans/additional information on planning applications received within the required timeframe (14 days).

- a. [PL/2025/07391](#) - **Land South of Western Way, Melksham, Wiltshire**. Reserved Matters (appearance, landscaping, layout and scale) for 210 residential dwellings (Use Class C3), along with associated open space, landscaping, and parking, pursuant to Condition 2 of Outline Planning Permission ref. PL/2022/08504. Applicant name: BWD Trading. **Comments by: 15 May 2026**
- To consider revised/amended plans
  - [PL/2026/01378](#) Discharge of Condition 18 (Construction Management Statement) of PL/2022/08504 – no new comments or documents.
  - [PL/2026/01660](#) Discharge of Condition 19 (Noise Protection Scheme) of PL/2022/08504 – no new comments or documents.

**8. Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.

- a. [PL/2024/10345 \(FULL\)](#) and [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
- PL/2024/10345 (FULL) – To note new comments from Drainage, Landscape and Police Liaison Officer
  - PL/2025/09780 (OUT) – No new documents or comments

- 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
  - No new documents or comments.
- 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
  - No new documents or 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.
  - To approve the notes from the meeting held with the developer on Wednesday 29<sup>th</sup> April 2026 to discuss appearance.
- 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).
  - i. To note new comments from Ecology.
  - ii. To note the response from the Arboricultural Officer regarding the request for a Tree Protection Order on the green triangle Berryfield.
- 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.
  - To note new comments from Highways
  - To approve the notes from the meeting held with the applicant on Thursday 23<sup>rd</sup> April 2026.
  - To note the letter from the applicant's agent and to consider requesting removal of call-in.

## 9. Proposed Developments in Bowerhill and East Melksham

- a. To receive feedback from the meeting to discuss Cumulative Impact of the Developments at Bowerhill with Wiltshire Council held on Tuesday 5<sup>th</sup> May 2026 and to consider next steps.

## 10. Proposed Energy Installations

- a. Lime Down Solar
  - i. To note the submission from Melksham Without Parish Council in response to the response to their previous submissions
  - ii. To note the representation made by CAWS at the Open Floor Hearing and to note the Response to Examining Authority Request (21 April 2026) from CAWS
  - iii. To consider next steps

- b. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)
  - i. To approve the notes from the meeting held with the applicant on Thursday 23<sup>rd</sup> April 2026.
- 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. To note the refusal of [PL/2023/01914](#) for Whistle Mead Solar Farm (Little Chalfield) at the Strategic planning Committee meeting held on 21 April 2026 despite an officer recommendation for approval.
- e. Wiltshire Council Engagement about Cumulative Impact.
  - To consider Wiltshire Council response to 12 recommendations from the parish council (if received).
- f. Future Energy Landscapes
  - To note that areas for potential along the Melksham Without parish boundary are no longer being considered as part of the Future Energy Landscape project for Corsham.

## 11. Planning Policy:

- a. **Joint Melksham Neighbourhood Plan (NHP):**
  - i. To reflect on responses to planning applications for future review of the Neighbourhood Plan (standing item)
  - ii. To note the Neighbourhood Plan training session 2 held on Tuesday 5<sup>th</sup> May 2026 and to consider next steps
  - iii. To ratify comments made by the Clerk on [PL/2026/00855](#) Land between 83/91 Bath Road (Bakers Yard, Cooper Tire site) Melksham
- b. **Wiltshire Council's Draft Local Plan Examination:** To consider any updates <https://www.localplanservices.co.uk/wiltshirelpexamination>
  - To note the recommendation from the Wiltshire Cabinet meeting held on 6<sup>th</sup> May 20256 regarding withdrawal of the Wiltshire Local Plan Pre-Submission Draft 2020-2038 from examination.

## 12. Tree Preservation Order

To consider commenting on the Tree Preservation Order (TPO/2026/00006) for the Public Open Space at Bader Park (deadline 13<sup>th</sup> May 2026)

## 13. Appeals

- a. To note appeal decisions (if determined)
- b. To note the Snarlton Farm Appellant's Note on Woodrow Road Appeal Decision Letter

## 14. Planning Enforcement: To note any new planning enforcement queries raised and updates on previous enforcement queries.

## 15. S106 Agreements and Developer meetings: *(Standing Item)*

- a. **Updates on ongoing and new S106 Agreements**

- i. Pathfinder Place
- ii. To note any S106 decisions made under delegated powers

**b. Contact with developers:**

To note proposed meeting on Wednesday 1<sup>st</sup> July 2026 (late morning or early afternoon) with Wilts & Berks Canal Trust to discuss next steps.

Copy to all Councillors