



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

First Floor
Melksham Community Campus,
Market Place, Melksham,
Wiltshire, SN12 6ES
Tel: 01225 705700

Email: clerk@melkshamwithout-pc.gov.uk
Web: www.melkshamwithout-pc.gov.uk

Tuesday 7th April 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 13th April 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=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09&omn=87410177429>

Or go to 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. 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 black ink that reads '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/2026/01555](#) - **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 by: 08 May 2026**
 - 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 by: 13 April 2026**
 - 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 by 23 April 2026**
 - 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 by 01 May 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/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 by 13 April 2026**

 - i. To consider revised/amended plans

- ii. To note MELW103 extinguishment will be considered at Wiltshire Councils Western Area Planning Committee on 22nd April 2026

8. Current planning applications: 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
 - To note new comments from Landscape and Conservation.
- b. **[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.
 - i. To note new comments from Urban Design, Environment Agency, Ecology and Highways
 - ii. To note Highways comment on [PL/2026/01378](#) Discharge of Condition 18 (Construction Management Statement) of PL/2022/08504.
 - iii. To consider [PL/2026/01660](#) Discharge of Condition 19 (Noise Protection Scheme) of PL/2022/08504
- 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
 - To note new comment from Ecology.
- 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 note the outcome of the Strategic Planning Committee and to consider next steps.

- 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 Public Protection and the Canal and River Trust.
 - ii. To note the Tree Survey report for the green triangle Berryfield to inform the Tree Protection Order.
- 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 consider correspondence from the Planning Officer and to consider requesting removal of call-in.
- 9. Proposed Section 116 Application - Highway adjacent to 165 Littleworth Lane**
- To consider consenting to stopping-up part of the Highway adjacent to 165 Littleworth Lane, Whitley
- 10. Proposed Developments in Bowerhill and East Melksham**
- a. To note the meeting to discuss Cumulative Impact of the Developments at Bowerhill with Wiltshire Council to be held on 30th April 2026. To agree which member of the Planning Committee will attend.
 - b. Employment Land
 - i. To consider Employment Land availability/meeting with Inward Investment Manager
 - ii. To note planning inspector approval for new warehouse at Chelworth Industrial Estate in Cricklade
- 11. Proposed Energy Installations**
- a. Lime Down Solar
 - i. To consider the Wiltshire Council response regarding Local Impact Report
 - ii. To note that Councillor Richardson will be attending Opening Floor Hearing 1 on behalf of Community Action Whitley and Shaw and Melksham Without Parish Council. To approval Councillor Richardson's scope of comments.
 - iii. To note the communication from the Stop Lime Down campaign and 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 consider the responses from Highways Officers at Wiltshire Council and the report on pothole repairs on Westlands Lane
 - ii. To note the meeting with Aureos scheduled for 10am on Thursday 23rd April 2026 and to consider items for the agenda.
 - 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.
 - To consider Wiltshire Council response to 12 recommendations from the parish council (if received).
- e. Future Energy Landscapes
 - To consider feedback from the community energy workshop for Staverton, Hilperton, Semington and Great Hinton held on Thursday 2nd April 2026.

12. 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 that Neighbourhood Plan training session is planned for 6-8pm on Tuesday 5th May 2026 (to be confirmed)
- b. **Wiltshire Council's Draft Local Plan Examination:** To consider any updates <https://www.localplanservices.co.uk/wiltshirelpexamination>
 - No new updates
- c. **New Government Policy**
 - To note proposals for solar panels and heat pumps for all new homes <https://www.bbc.co.uk/news/articles/czjw7klkjm2o>
- d. To note **Planning Service Town and Parish Council Forum** slides, questions and responses (held 10th March 2026)
- e. **Community Planning Alliance**
 - To consider supporting the Community Planning Alliance campaign to protect green spaces

13. Appeals

- a. To note appeal decisions (if determined)

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

- a. To note proposed changes to the powers of environment enforcement officers

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:**

Copy to all Councillors