



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday 7th January 2025

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

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 13th January 2025 at 7.00pm** at **Forest & Sandridge Primary School, Cranesbill Road, Melksham, SN12 7GN** (Please note a change to the usual venue) 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=84998682004>

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.
 - c) To note standing Dispensations relating to planning applications.
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:**
 - a) **[PL/2024/10674](#): Land off Woodrow Road, Woodrow Road, Melksham, SN12 7AY** Outline application with all matters reserved except for access for the development of up to 70 dwellings, open space, ecological enhancements, play space, associated infrastructure (including drainage structures and works to the public highway), access, parking, servicing and landscaping. Applicant: Waddeton Park Ltd **(Comments by: 17/01/2025)**
 - b) **[PL/2024/10345](#): Land north of the A3102, Melksham** 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: 17/01/2025) Please note that this is for FULL and not OUTLINE permission.**
 - c) **[PL/2024/11112](#): 24 Hercules Way, Bowerhill, Melksham, Wilts, SN12 6TS** Use of land for self storage (Class B8) and siting of external containers (Retrospective). Applicant: Mr D Spencer **(Comments by: 14/01/2025)**
 - d) **[PL/2024/11493](#): Little Bowerhill Farm, 457 Bowerhill Lane, Bowerhill, Melksham, SN12 6RA** Removal/variation of conditions of condition 2 of PL/2024/04460 (Full Planning Application for the Erection of a Self-build Rural Workers Dwelling and associated infrastructure) To enable a Storage Garage to be added to the dwelling. Applicant: Mrs & Mr Ed Bodman **(Comments by: 18/01/2025)**

- e) [PL/2024/11521](#): **189A Westlands Lane, Whitley, Melksham, SN12 7QQ** Two storey side extension, single storey rear extension, removal of existing roof and dormers and replacement with additional storey and new roof construction, including increase to ridge height. Applicant: James Tysoe (**Comments by: 15/01/2025**)
 - f) [PL/2024/11467](#): **38 Shaw Hill, Shaw, Melksham, Wilts, SN12 8EY** Proposed detached garage. Applicant: Ms Caroline Michie (**Comments by: 29/01/2025**)
7. **Amended Plans/Additional Information:** To comment on any revised/amended plans/additional information on planning applications received within the required timeframe (14 days).
8. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
- a) **Land south of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP (Planning Application [PL/2024/07097](#))** Erection of up to 300 dwellings; land for community use or building, open space and dedicated play space and service infrastructure and associate works.
 - a) **Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS**
[PL/2023/11188](#): Demolition of agricultural buildings and development of up to 500 dwellings, up to 5,000 square metres of employment, land for a primary school, land for mixed use hub, open space. Applicant: Tor & Co for Gleasons
 - b) **Land off Corsham Road, Whitley, Melksham (Planning application [PL/2024/09725](#))** 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.
 - c) **52e Chapel Lane, Beanacre (Planning Application [PL/2023/05883](#))** Erection of three dwellings, with access, parking and associated works including landscaping.
9. **To note update from Lime Down Solar project and its connection to the national grid at Melksham (Beanacre) substation regarding its next stage of public consultation.**
10. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- a) Land West of Semington Road, Melksham (Townsend Farm) (**PL/2023/00808**)
 - b) Westlands Lane – lorries using weight restricted bridge

11. Planning Policy:

- a) To note choice of Examiner for Melksham Neighbourhood Plan review, under delegated powers.
- b) To note update on progress of Semington Neighbourhood Plan – proceeding to Referendum
- c) To consider requesting MP Brian Mathew to back the New Homes (Solar Generation) “Sunshine Bill” Private Member’s Bill on 17th January (“ensuring all new homes have solar panels installed as standard”) – request from CPRE (Campaign to Protect Rural England) <https://www.cpre.org.uk/explainer/all-you-need-to-know-about-the-sunshine-bill>

12. S106 Agreements and Developer meetings: (Standing Item)

a) Updates on ongoing and new S106 Agreements

i) Pathfinder Place:

- To note any update on outstanding issues and consider way forward.
- To note update regarding transfer of Play Area

ii) Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)

- To note any updates and consider a way forward.

iv) Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504) To note any updates and consider a way forward.

v) To note any S106 decisions made under delegated powers

b) Contact with developers:

- i) To consider request of Wilts & Berks Canal Trust to raise concerns and/or sign petition on the planning application for the Swindon Oasis redevelopment as it “ignores the need to provide an adequate routing for the reestablishment of the Wilts & Berks Canal”.

Copy to all Councillors