



## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Monday 8<sup>th</sup> December 2025

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 15<sup>th</sup> December 2025 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=86426567661>

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,

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/2025/08987](#) **Land at First Lane, Whitley, SN12 8RL**  
Outline planning application with all matters reserved except for access for the erection of 2 No. self-build plots and associated works. Applicant Name: Mr S.A Rogers **Comments By: 18 December 2025**
  - b. [PL/2025/08907](#) **Manor Farm, Sandridge Common, Melksham, SN12 7QT**  
Full planning permission: Change of use and conversion of barn from agricultural to residential annexe for family members. Applicant Name: Mr G Walters **Comments By: 16 December 2025**
  - c. [PL/2025/09237](#) **Shaw House, Bath Road, Shaw, Melksham, SN12 8EE**  
Listed building consent (Alt/Ext): Demolition of chimney stack and wall in ground floor kitchen. Applicant Name: Mr Craig Bond **Comments By: 26 December 2025**
  - d. [PL/2025/09366](#) **WILDS FARM, SANDRIDGE LANE, BROMHAM, CHIPPENHAM, SN15 2JN**  
Full planning permission: Proposed private vehicular access to serve existing main dwelling. Applicant Name: Mr & Mrs Hood **Comments By: 26 December 2025**
  - e. [PL/2025/09100](#) **Sahara Sandpit, Sandridge Hill, Melksham, SN12 7QX**  
Full planning permission: Erection of an additional silo  
Applicant Name: Mr Josh Dean **Comments By: 23 December 2025**
  - f. [PL/2025/09170](#) **205A Woodrow Road, Forest, Melksham, SN12 7RD**  
Householder planning permission: Proposed Garage Conversion & Single Storey Rear Extension. Applicant Name: Mrs Wilby **Comments By: 24 December 2025**
  - g. [PL/2025/06704](#) **Land North of Boundary Farm, Berryfield Lane, Melksham, SN12 6EF**  
Full planning permission: Proposed Creation of Private Lake & Associated Landscaping. Applicant Name: **Mr David Guley Comments By: 26 December 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).
- a. [PL/2025/00965](#): **Home Farm, Shaw Hill, Shaw, Melksham, SN12 8EW** Outline planning permission: Some matters reserved. Erection of 2No. dwellings with all matters reserved apart from access and layout. **Comments By: 2<sup>nd</sup> January 2026**
8. **Current planning applications:** 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
- To note new comments from Education, Rights of Ways, National Highways and Natural England.
  - To note communication regarding the s106 legal agreement
  - To consider Public Path Order to extinguish MELK103 to inform s106 contribution (comments by 5<sup>th</sup> Jan 2026)
- 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
- To note new comment from Public Protection.
- 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.
- 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.
- To note new comments from Conservation, Ecology and Seend Parish Council.
  - To consider response to Freedom of Information (FOI) request and next steps.
- 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

No new documents or comments.

- 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).

To note new comments from Public Open Space, Drainage, Landscape and Rights of Way

- 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.

- h. [PL/2025/03513](#) **Land North of Top Lane, Whitley, Melksham (E388633, N166527)**  
Permission in principle: Permission in principle for up to 6 dwellings. Applicant: Ms Patricia Eaton

No new documents or comments.

- i. [PL/2025/07044](#) **Former Countrywide Site, Bradford Road, Melksham**  
Full planning permission Proposal: The construction of a new discount foodstore, car parking, access and landscaping on land at Bradford Road, Melksham. Applicant Name: Aldi

To consider submitting new comments regarding drainage work

## **9. Wiltshire Council Planning Committees**

To consider who will speak at Wiltshire Council Planning Committees

- PL/2024/10345 Land north of the A3102, Melksham (New Road Farm) 295 dwellings (Local Plan allocation)
- PL/2025/06749 Land North of Bath Road (A365), Melksham (adjacent to MOCS) 205 dwellings (Local Plan allocation)
- PL/2025/06105 Land at Bowerhill Lane, Bowerhill, Melksham (Old Loves Farm) 50 dwellings
- PL/2025/00626 Land North of Berryfield Lane, Melksham (68 dwellings)
- PL/2024/09725 Land off Corsham Road, Whitley, Melksham (Middle Farm) 22 dwellings (Neighbourhood Plan allocation)
- PL/2024/11426 Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham (Gompels warehouse)

### **Upcoming meetings in 2026**

13<sup>th</sup> January – Strategic Planning  
21<sup>st</sup> January – Western Area Planning  
10<sup>th</sup> February – Strategic Planning  
18<sup>th</sup> February – Western Area Planning  
18<sup>th</sup> March – Western Area Planning  
24<sup>th</sup> March – Strategic Planning  
21<sup>st</sup> April – Strategic Planning  
22<sup>nd</sup> April – Western Area Planning

## 10. Proposed Energy Installations

- a. Land South of Brockleaze ([PL/2025/05552](#))
- b. Lime Down Solar
- c. Wick Solar Farm ([20/06840/FUL](#)), Studley Solar Farm ([PL/2021/08690](#)) and associated cable installation ([PL/2025/05856](#))

To note the public consultation event to be held in Shaw/Whitley for Studley cable route (date to be confirmed).

- d. To receive an update on Wiltshire Council Engagement about Cumulative Impact and to note Community Action Whitley and Shaw (CAWS) briefing note.
- e. Future Energy Landscapes in Wiltshire  
To receive feedback from meeting with Future Energy Landscapes project team.

## 11. Planning Policy:

- a. **Joint Melksham Neighbourhood Plan (NHP):**
  - To reflect on responses to planning applications for future review of the Neighbourhood Plan
- b. **Wiltshire Council's Draft Local Plan Examination:** To consider any updates  
<https://www.localplanservices.co.uk/wiltshirelpexamination>

To note Site Allocation Update

- c. To receive feedback from Wiltshire Area Localism and Planning Alliance (WALPA) meeting
- d. To consider comments to submit to the Government National Planning Policy Framework (NPPF) consultation (if published)  
<https://www.gov.uk/government/publications/rollout-of-the-new-local-plan-making-system/rollout-of-the-new-local-plan-making-system>

## 12. Premises Licenses applications and decisions:

## 13. Appeals

### a. Appeal Hearings

[PL/2024/07097](#): Land south of Snarlton Farm – start Tuesday 20<sup>th</sup> January 2026

[PL/2024/10674](#): Land off Woodrow Road – start Tuesday 3<sup>rd</sup> February 2026

To receive update on parish council's representation and consider any new proposals.

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

To note appeal decision (if determined)

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

- a. Corsham Road Scottish and Southern Electricity Networks (SSEN) cabling works

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

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

- i. Pathfinder Place
- ii. To receive feedback from S106 cemetery contribution requests (if received)
- iii. To receive feedback on s106 drafting process
- iv. To receive update on s106 request for holistic review of A365 Bowerhill in relation to planning applications.
- v. To note any S106 decisions made under delegated powers

**b. Contact with developers:**

- i. To arrange/provide feedback from pre-application meeting for reserved matters for Land at Blackmore Farm with David Wilson Homes (Outline PL/2023/11188)
- ii. To arrange/provide feedback from meeting with new owners of Cooper Tires site related to demolition works.

Copy to all Councillors