



MELKSHAM WITHOUT PARISH COUNCIL

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Friday 22nd 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 1st June 2026 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

PLEASE NOTE THAT THERE IS WORK BEING UNDERTAKEN IN THE CAMPUS CARPARK SO LEAVE PLENTY OF TIME TO ARRIVE AND FIND A PARKING SPACE AS THERE WILL BE FEWER SPACES AVAILABLE THAN USUAL. YOU MAY NEED TO USE ALTERNATIVE CAR PARKS IN THE AREA.

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=82357278827>

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,

Teresa Strange, Clerk



AGENDA

1. **Welcome, Announcements & Housekeeping**
2. **To receive Apologies and approval of reasons given**
3. **Chairman & Vice Chair of Planning Committee for 2026/27**
 - a. To elect **Chair** of Planning Committee for 2025/26
 - b. To elect **Vice-Chair** of Planning Committee for 2025/26
 - c. To note scheme of delegation for planning committee
4. **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.
5. **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.
6. **Public Participation**
7. **To consider the following new Planning Applications**, including Permission in Principle applications received within the required timeframe (14 days):
 - a. [PL/2025/09152](#) - **295 Sandridge Common, Wiltshire, SN12 7QS** Lawful development: Existing use: Certificate of lawfulness (Existing Use) to confirm that extensions constructed in 2019 were built lawfully. Applicant name: Mr Mark Burbidge. **Comments by: 03 June 2026**
 - b. [PL/2026/02466](#) - **48 Eden Grove, Whitley, Melksham, SN12 8QJ** Householder planning application: Detached Garage and Garden store. Applicant name: Mr Simon Smith. **Comments by: 04 June 2026**
 - c. [PL/2026/02753](#) - **The Oaks, Lower Woodrow, Forest, Melksham, SN12 7RB** Householder planning permission: Extension and alterations to existing house. Applicant name: Mr & Mrs Da Motta. **Comments by : 08 June 2026**
 - d. [PL/2026/02520](#) - **Units 5&6 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.
 - To ratify the comments submitted by Officers on behalf of the parish council due to deadline (19th May)
8. **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/2025/06078](#) - **211 Woodrow Road, Melksham, SN12 7RD** Full planning permission: Change of Use to Sui Generis (Community Garden). Applicant name:

Grace Dalgleish. **Comments by: 05 June 2026**

- b. [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. Applicant name: The Silverwood Partnership. **Comments by 11 June 2026**

9. 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) – No new documents or comments
 - PL/2025/09780 (OUT) – No new documents or comments
- b. [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).
- To note new comments from statutory consultees, particularly those from Urban Design, Landscape, Public Open Space, Housing Enabling Team, Environment Agency and Drainage.
- c. [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.
- To note new comments submitted by Highways and the Pathfinder Place Residents' Association
 - [PL/2026/01378](#) Discharge of Condition 18 (Construction Management Statement) of PL/2022/08504 – to note new comment from Public Protection
 - [PL/2026/01660](#) Discharge of Condition 19 (Noise Protection Scheme) of PL/2022/08504 – no new comments or documents.
- d. [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.

- e. [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 comment from Public Open Space
- f. [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 responses to recent correspondence (if received)

10. Proposed Energy Installations

- a. Lime Down Solar
 - i. To note the publication of Deadline 1a submissions including documents from Wiltshire Council and CAWS

[Documents | Lime Down Solar Project](#)
 - ii. To note the examination timetable and publication of the first written questions from the Examining Authority on 1st June 2026.

[Examination timetable - Lime Down Solar Project - Find a National Infrastructure Project](#)
- b. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)
 - i. To note the meeting planned with Aureos on Wednesday 1st July at 10am
- 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).

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 Melksham Neighbourhood Plan has been shortlisted for **Best Plan** award in the RTPI South West Awards for Planning Excellence 2026
- b. **Wiltshire Council's Draft Local Plan Examination:** To consider any updates
<https://www.localplanservices.co.uk/wiltshirelpexamination>
- c. To note the withdrawal of the Wiltshire Local Plan Pre-Submission Draft 2020-2038 from examination. <https://www.wiltshire.gov.uk/news/wiltshire-council-withdraws-local-plan-from-examination>

- d. To note the response from the Minister of State for Housing and Planning regarding concerns raised about speculative housing development in the local area and to consider next steps.

12. Tree Preservation Order

To consider commenting on the Tree Preservation Order (TPO/2026/00007) for the Public Open Space at Bader Park – even side (deadline 9th June 2026)

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. Berryfield Lane

15. To consider latest updates and follow up for the build of the development behind Townsend Farm, Semington Road PL/20/07334 (Phase 1)& PL/2022/08155 (Phase 2)

- Correct access road to the development
- Current roadworks for sewer connections

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

a. Updates on ongoing and new S106 Agreements

- i. Pathfinder Place
- ii. Gompels Warehouse
- iii. To note deed of variation for highway funding for Buckley Gardens, Semington Road
- iv. To note any S106 decisions made under delegated powers

b. Contact with developers:

- i) To note the proposed meeting with Bellway
- ii) To note update on proposed new Wiltshire Council Depot at Bowerhill (former Christie Miller sport centre site)

c) Transparency of draft s106 agreements: to consider correspondence with Wiltshire Council

Copy to all Councillors