



## 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](mailto:clerk@melkshamwithout-pc.gov.uk)  
Web: [www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk)

Tuesday 15<sup>th</sup> July 2025

To all members of the Council Planning Committee: Councillors Richard Wood, Alan Baines, John Glover (Chair of Council) David Pafford (Vice 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 21<sup>st</sup> July 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=83593545708>

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 (14biii) 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/2025/05303](#) **Manor Farm, Sandridge Common, Melksham, SN12 7QT**  
Full Planning Permission: Change of use of agricultural field to a camping site.  
Applicant: Mr G Walters **Comments by: 22<sup>nd</sup> July 2025**
  - b. [PL/2025/05406](#) **103 Top Lane, Whitley, SN12 8QH**  
Householder Application: Internal remodelling of dwelling and annexes to form single living space, and proposed single storey front and rear extensions, and formation of a front facing dormer, and rendering of front and side elevations.  
Applicant: Peters **Comments by: 25<sup>th</sup> July 2025**
  - c. [PL/2025/05424](#) **Whitley Golf Course, Corsham Road, Whitley, SN12 8EQ**  
Full Planning Permission: Demolition of Existing Driving Range, Replacement Driving Range to Include Shop Area, Extension of Existing Car Park Along with Minor Alterations to Existing Club House  
Applicant: Whitley Golf Club **Comments by: 28<sup>th</sup> July 2025**
  - d. [PL/2025/05523](#) **Village Hall, Halifax Road, Bowerhill, SN12 6SN**  
Full Planning Permission: To install a Sustainable Drainage System to alleviate flooding of the village hall car park during and following periods of significant rainfall.  
Applicant: Mr Mark Harris **Comments by: 30<sup>th</sup> July 2025**
  - e. [PL/2025/04408](#) **Land at Studley Farm, Atworth, Melksham**  
Lawful Development Certificate for an Existing Use: Certificate of Lawfulness for the implementation of planning permission PL/2021/08690 through the completion of a Preliminary Works package granted under PL/2025/02594.  
Applicant: Melksham Calne Green Limited **Comments by: 23<sup>rd</sup> July 2025**

f. [PL/2025/05620](#) **42 Blenheim Park, Bowerhill, Melksham, SN12 6TA**  
Householder planning permission: Retrospective permission for a replacement garden fence.

Applicant: Mr Terry Deakin **Comments by: 6<sup>th</sup> August 2025**

g. [PL/2025/05758](#) **44B Westlands Lane, Beanacre, Melksham, SN12 7QE**  
Householder planning permission: Single storey front extension, conversion of existing attached garage into reception room and addition of a detached garage

Applicant: Mr R Chapel **Comments by: 7<sup>th</sup> August 2025**

h. **PL/2025/05408 Land at Norrington Lane, Shaw, Wiltshire**  
Application for the approval of the Biodiversity Gain Plan following PL/2025/01259.

**To note** that this application does not require public consultation

**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/2025/03423](#) **8 Blenheim Park, Bowerhill, Melksham, SN12 6TA**  
Full planning permission: Conversion of existing dwelling into two dwellings with associated works.

Applicant: Mr & Mrs Russell & Amy Poulson **Comments by 21<sup>st</sup> July 2025**

b. [PL/2025/03316](#) **8 Blenheim Park, Bowerhill, Melksham, SN12 6TA**  
Full planning permission: Demolition of existing attached garage and carport. Erection of 2No. detached four bedroom dwellings.

Applicant: Mr & Mrs Russell & Amy Poulson **Comments by 21<sup>st</sup> July 2025**

c. [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 **Comments by 25<sup>th</sup> July 2025**

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

a. [PL/2024/07097](#): **Land south of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP:** Erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating Classes E(b), E(g) and F2(b) and (c)); open space and dedicated play space and service infrastructure and associated works on and South of Snarlton Farm (Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way) - Resubmission of PL/2023/07107). Applicant: Catesby Estates Promotions Limited.

To note new comments from Conservation, Rights of Way, Public Protection and Wessex Water.

b) [PL/2024/11665](#) **Land at, Semington Road, Melksham, SN12 6DP (Rear of Townsend Farm, Phase 2)**

Application for reserved matters pursuant to application ref: PL/2022/08155 for appearance, scale, layout and landscaping  
Applicant: Living Space Housing

To note new documents (site layout, drainage statement and plans for compliant bungalow and compliant maisonette) and new comment from Ecology.

c) [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

To note new comment from Public Open Space and S106.

d) [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 comments or documents to date

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).

No new comments or documents to date

To approve notes from meeting with the developer (Thursday 3<sup>rd</sup> July 2025) and consider any formal response

f) [PL/2024/11426](#): **Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts (Gompels)**: Construction of warehouse with office space, parking and associated landscaping including site access.

To note the outcome of the Strategic Planning Committee on 1<sup>st</sup> July 2025 and consider any formal response

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

To note new comment from Highways

9. **Premises Licences applications and decisions:**

**10. Proposed Energy Installations**

**a. Halfway House Farm, Beanacre proposed Battery Energy Storage System (BESS)**

To approve notes from meeting with the developer (Wednesday 9<sup>th</sup> July 2025) and consider any formal response

**b. National Grid related to the substation upgrade**

To note meeting planned with National Grid at MWPC offices on Monday 22<sup>nd</sup> July

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

**12. Planning Policy:**

**a. Joint Melksham Neighbourhood Plan:**

- i. To approve Neighbourhood Plan minutes from meeting held 5<sup>th</sup> June 2025
- ii. To note the presentation to Melksham Town Council on 22<sup>nd</sup> July 2025
- iii. To note the Referendum arrangements
- iv. To consider lobbying Central Government re. lack of future NHP funding, and consider signing petition for reinstatement

**b. Wiltshire Council's Draft Local Plan Examination:** To consider any updates

<https://www.localplanservices.co.uk/wiltshirelpexamination>

To note the Wiltshire Local Plan examination – Outcome following Stage 1 hearings

**c. Planning Reform Working Paper – Speeding Up Build Out**

To consider the implications of the Working Paper.

**d. Future Homes Standard: New Homeowners to Benefit from Rooftop Solar and Cheaper Bills**

To note the press release.

**e. Government Consultations – to consider submitting response to:**

- i. Consultation on Reforming Planning Committees
- ii. Consultation on Changes to Biodiversity Net Gain

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

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

**i. 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

**ii. Pathfinder Place:**

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

**iii. Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**

- To note any updates and consider a way forward.

iv. **To note any S106 decisions made under delegated powers**

b. **Contact with developers:**

i. **Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504) – reserved matters**

To approve notes from meeting with the developer (Monday 30<sup>th</sup> June 2025) and consider any formal response

ii. **Land at Bath Road (adjacent to Melksham Oak) - pre-application**

iii. **Land at Old Love's Farm, Bath Road, Bowerhill**

To approve notes from meeting with the developer (Monday 30<sup>th</sup> June 2025) and consider any formal response

**14. To note update on First Port & Bowood View Management Company**

Copy to all Councillors