



## MELKSHAM WITHOUT PARISH COUNCIL

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Monday 15<sup>th</sup> September 2025

To all members of the Council Planning Committee: Councillors Richard Wood, Alan Baines, John Doel (Acting Vice-Chair of Council) David Pafford (Acting 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 22<sup>nd</sup> September 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=86329106196>

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

- a. To note that Barratt Homes have submitted a Reserved Matters application for Land South of Western Way (Melksham Joint Neighbourhood Plan policy 7.3) – outline planning application PL/2022/08504.
- b. To note that Wiltshire Council have begun ground investigation works on Melksham's former golf course at Bowerhill on 15<sup>th</sup> September 2025.

### 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/2025/06812](#) **SLADES FARM, TOP LANE, WHITLEY, MELKSHAM, SN12 8RA**  
Householder Application: Proposal: New Access Gates  
Applicant Name: Mr Martin Smith **Comments By: 26<sup>th</sup> September 2025**
- 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 **Comments By: 3rd October 2025**
- c. [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 **Comments By: 10<sup>th</sup> October 2025**  
**Note: this application is not in Melksham Without Parish**
- d. [PL/2025/07139](#) **293 SANDRIDGE COMMON, MELKSHAM, SN12 7QS**  
Householder planning application: Proposed Two & Single Storey Side extension  
Applicant Name: Paul Smith **Comments By: 9<sup>th</sup> October 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. **[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 Landscape.

To note and consider reply to correspondence regarding contributions and negotiation of the proposed S106.

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

No new comments or documents to date.

c. **[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.

d. **[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.

e. **[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 response received following request for economic development view from the Director of Planning and to consider a reply

f. **[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 comments or documents to date

- g. [PL/2025/03212](#) **Roundponds Farm, Shurnhold, Melksham, SN12 8DF**  
Full Planning Permission: The removal of existing gas fuelled generators (retrospective) and proposed installation of battery energy storage system (BESS) and associated equipment. Applicant: HC ESS3 LIMITED.

To note the updated Risk Management Plan

- h. [PL/2025/06519](#) **Summerleaze Lodge, 10 Beanacre, Melksham, SN12 7PT**  
Full Planning Permission: Change of use to the site from agricultural to domestic. To then develop the site with a bungalow, garage, gardens and drive.  
Applicant: Mr & Ms P Neale

To note correspondence received from neighbours and Conservation comments.

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

- a. **WTF Presents Bingo Lingo – Halloween:** Saturday 1st November 2025 at Unit 47, Bath Road, Melksham (former Avon Tires Site).

To consider a response to the license application

**10. Proposed Energy Installations**

- a. **Land South of Brockleaze (PL/2025/05552)**

No new comments or documents to date

**11. Planning Policy:**

- a. **Joint Melksham Neighbourhood Plan:**

To note response from Melksham Town Council (if received) on support for the Delivery Framework Proposal from Place Studios.

- b. **Wiltshire Council's Draft Local Plan Examination:** To consider any updates  
<https://www.localplanservices.co.uk/wiltshirelpexamination>

No updates to date

- c. **Guardian article "Rayner set to hit English councils that block new housing with tougher sanctions"**

To note Guardian article on overturning of planning decisions at appeal

**12. Melksham Link Planning Application**

To note update from Wilts and Berks Canal Trust (WBCT) on the progress of the planning application

- 13. Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- a. To note correspondence regarding Berryfield Lane
  - b. To note correspondence from Balfour Betty regarding Westlands Lane
  - c. To note the response from Melksham Town Council regarding the Reggae Event at KGV
- 14. S106 Agreements and Developer meetings: (*Standing Item*)**
- a. **Updates on ongoing and new S106 Agreements**
    - i. **Pathfinder Place:**
      - To note any update on Public Open Space
      - To consider response to request for update on footpath from Western Way to Burnet Close
      - To consider update on highway adoption
      - To consider contact with Taylor Wimpey to confirm all cladding/fire wall issues have been resolved
    - ii. **Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
      - To note correspondence regarding Public Art s106 contribution
    - iii. **Bowood View**
      - To note correspondence regarding Bowood View Management company and highways adoption.
      - To consider raising management company issues with NALC for central government lobbying and to note Melksham Area Board priority.
    - iv. **To note any S106 decisions made under delegated powers**
  - b. **Contact with developers:**
    - i. **Land at Old Melksham Library Site**

Copy to all Councillors