



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Monday 16th February 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 23rd February 2026 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=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09&omn=89085343194>

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, appearing to read 'Teresa 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.
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/2026/00520 - 42 Westlands Lane, Beanacre, Melksham, SN12 7QE.**
Householder planning permission New single storey side and rear extension, and first floor extension. Applicant name: Mr and Mrs Rich. **Comments by: 26th February 2026**
 - b. **PL/2026/00576 - 39 Sunderland Close, Bowerhill, Melksham, SN12 6TZ.**
Householder planning permission Proposed Two Storey Rear & Single Storey Side Extensions & Landscaping of Garden. Applicant name: Mr & Mrs Hunt. **Comments by: 27th February 2026**
 - c. **PL/2026/00665 - Mavern House, Corsham Road, Shaw, Melksham, SN12 8EH.**
Full planning permission - Single Storey Extension forming an ensuite bedroom. Applicant name: Mr Peter Madern **Comments by: 5th March 2026**
 - d. **PL/2026/00489 - 172 Littleworth Lane, Whitley, Melksham, SN12 8RF.**
Householder planning permission - 2 storey extension and associated external works. Applicant name: Hollie & Michael Whittle & Pearce. **Comments by: 6th March 2026**
 - e. **PL/2026/00767 - 89 Corsham Road, Whitley, Melksham, SN12 8QF.**
Removal/variation of conditions - Variation of condition 2 (Approved Plans) relating to application PL/2025/03261. Applicant name: Nathan Hall. **Comments by: 10th March 2026**
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 (FULL) & 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

- To note the date & time of the meeting planned with the developer (Bloor)

c. **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 receive feedback from the meeting with the developer (Hannick) held on 11th February 2026 and to approve the notes (if available)

d. **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

- To note new Archaeological evaluation report and comment

e. **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 Further response from applicant re Public Protection comments
- To consider if the parish council will provide representation at a future Wiltshire Council Strategic/Western Area Planning Committee meeting for the Gompels Warehouse planning application (PL/2024/11426)

f. **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

g. **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 Drainage

h. **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 note new comments from Highways.
- To note latest correspondence

9. Proposed Energy Installations

- a. Lime Down Solar
 - To consider the letter from the Examining Authority that has been published on the National Infrastructure Planning website, including details of the preliminary meeting (Tuesday 21 April 2026 10am) and Open Floor Hearing 1 (Tuesday 21 April 2026 2pm).
- b. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)
 - To note approval of planning application PL/2025/05856 for the laying of underground electricity cables in association with Wick Solar Farm (LPA Reference: 20/06840/FUL) and Studley Solar Farm (LPA Reference: PL/2021/08690
 - To note the date & time of the meeting planned with Aureos.
 - To note updated website address: <https://www.ssen.co.uk/about-ssen/our-works/melksham-to-norrington/>
- c. **PL/2025/05552 Land South of Brockleaze, Neston, Corsham, SN13 9TE.** Full planning permission: Battery Energy Storage System with associated infrastructure.
 - To consider comments submitted by Community Action Whitley and Shaw (CAWS) Brockleaze Addendum 6 (submitted 7th February 2026)
- d. To receive an update on Wiltshire Council Engagement about Cumulative Impact.
 - Response from Highways
 - Meeting feedback with Planning Cabinet member held on 16th February 2026
- e. Future Energy Landscapes
 - To consider attendance at community energy workshop for Staverton, Hilperton, **Semington** and Great Hinton Semington on Tuesday 17th March 2026 from 6 pm to 8:30 pm
 - To note response to Corsham Future Energy Landscapes consultation

10. Planning Policy:

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

- To consider response to consultation on changes to NPPF - deadline of 10th March 2026.

11. Premises Licenses applications and decisions:

12. Appeals

- a. To note appeal decisions (if determined)
- b. To note changes to the Planning Appeal process from 1st April 2026

<https://www.gov.uk/guidance/planning-appeals-procedural-guide-for-appeals-relating-to-applications-dated-on-or-after-1-april-2026#:~:text=Most%20appeals%20made%20in%20relation,when%20they%20terminated%20the%20application.>

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

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

- a. **Updates on ongoing and new S106 Agreements**
 - i. Pathfinder Place
 - ii. To note any S106 decisions made under delegated powers
- b. **Contact with developers:**
 - i. To receive update on progress on Neighbourhood Plan allocation for the former Library site

Copy to all Councillors