



## MELKSHAM WITHOUT PARISH COUNCIL

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Monday 17<sup>th</sup> February 2025

To all members of the Council Planning Committee: Councillors Richard Wood (Chair of Planning), Alan Baines (Vice Chair of Planning), 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 24<sup>th</sup> February 2025 at 7.30pm** at **Berryfield Village Hall, Telford Drive, Berryfield, Melksham SN12 6GF** (Please note a change to the usual venue and change to the usual meeting time) 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. This meeting is being held at a different venue without the council's camera and microphone equipment, we will endeavour to provide a zoom link and recording for YouTube but please be aware that we cannot guarantee either remote access or good quality images and sound.**

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRIVVVU54UW1YWWE4NkNrZz09&omn=86299001876>

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.
  - c) To note standing Dispensations relating to planning applications.
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:**
  - a) **[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). Applicant: Martin Grant Homes. **(Comments by 28-02-2025)**
  - b) **[PL/2025/00963](#): 48 Barnes Wallis Close, Bowerhill, Melksham, SN12 6UJ:** Demolish existing conservatory and replace with new conservatory with a Guardian warm roof system. Applicant: Mr Andrew Gunton. **(Comments by 28-02-2025)**
  - c) **[PL/2025/00865](#): MELKSHAM EAST STORAGE LIMITED, WESTLANDS LANE, BEANACRE, MELKSHAM, SN12 7QF:** Removal of 40m of hedgerow. Applicant: Mr Carlos Ugarteburu Alonso. **(Comments by 19-02-2025 – Extension agreed 25-02-025)**
  - d) **[PL/2024/11639](#): Annexe, Kays Cottage, 489 Semington Road, Melksham, Wilts, SN12 6DR:** Certificate of Lawfulness for use of existing annexe as separate dwellinghouse (Revised Application). Applicant: Mr Paul Williams. **(Comments by 25-02-2025)**
  - e) **[PL/2024/09556](#): Land at Whitley House, Corsham Road, Whitley, Melksham , SN12 8QG:** Construction of a new agricultural vehicular access. Applicant: Dr Peter Phillips. **(Comments by 04-03-2025).**
  - f) **[PL/2025/00965](#): Home Farm, Shaw Hill, Shaw, Melksham, SN12 8EW:** Outline planning application for the erection of 2No. dwellings with all matters reserved apart from access and layout. Applicant: Mr & Mrs Weaver. **(Comments by 10-03-2025)**

- g) [PL/2025/01125](#): **Melksham Oak Community School, Bowerhill, Melksham, SN12 6QZ**: Installation of a 12m x 17.3m galvanised steel canopy to provide the school with an outdoor dining and learning space. Applicant: Fordingbridge PLC. **(Comments by 11-03-2025)**

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) **Land south of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP (Planning Application [PL/2024/07097](#))** Erection of up to 300 dwellings; land for community use or building, open space and dedicated play space and service infrastructure and associated works. **To consider new landscape, highway and Active Travel documents and any other new documents/comments, and note correspondence with Planning Officer re community facilities funding request.**
- b) [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 consider new Highways comments and any other new documents/comments. To consider request for community facilities funding for east of Melksham.**
- 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 **To consider response to correspondence from Highway Officer re roundabout, new hydraulic documents and comments, and any other new documents/comments.**
- d) **Land off Corsham Road, Whitley, Melksham (Planning application [PL/2024/09725](#))** 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 update on request for conditions by parish council**

9. **Lime Down Solar** project and its connection to the national grid at Melksham (Beanacre) substation. To consider any questions to raise at the meeting with the parish council and at the public consultation event at Shaw School on 26<sup>th</sup> February.  
<https://www.limedownsolar.co.uk/>
10. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
11. **Planning Policy:**
- a) **Joint Melksham Neighbourhood Plan:** To consider any queries raised by the Examiner at this stage (Examination commenced 27<sup>th</sup> Jan).
- b) **Wiltshire Council Local Plan:**  
To consider the response received following queries raised with Wiltshire Council following request for examples of how comments on the Local Plan review were considered.
12. **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 Gleesons
- **To consider any queries arising from ongoing negotiations**
- 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) **Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504)** To note any updates and consider a way forward.
- v) **To note any S106 decisions made under delegated powers**
- b) **Contact with developers:**

**Copy to all Councillors**