



## 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)

Wednesday 24<sup>th</sup> April 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 28<sup>th</sup> April 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=83853890866>

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/2025/01630](#) Belmont, 410 The Spa, Bowerhill, Melksham, SN12 6QL**

Householder Application: Part retrospective/regularization works to the rear patio/garden.  
Applicant: Mr Lee Emery **Comments by 1<sup>st</sup> May 2025**
  - b) **[PL/2025/02107](#) Shaw House, Bath Road, Shaw, Melksham, SN12 8EE**

Works to a Listed Building - Retrospective consent is being sought for the following. Roof repairs; replacement of roof tiles, chimney repair, replacement of bitumen flat roof section, lead gutter repairs, installation of traditional wooden frame and lead-lined gutter to south elevation. Internal work; repair walls, treatment of roof trusses, brick repointing, replacement of floor boards, repair of all existing historic doors, relocation of bathroom and kitchen, removal of plasterboard wall between former kitchen and dining room. Refurbishment of attic rooms. Electric, heating and plumbing upgrades.  
Applicant: Mr Craig Bond **Comments by 8th May 2025**
  - c) **[PL/2025/02791](#) Wiltshire and Bath Air Ambulance Operations Centre, Outmarsh, Semington, BA14 6JX**

Full Planning Permission: Application to site two self-contained 20' x 10' (6 m x 3 m) portable cabins on an existing concrete plinth to replace 4 x ISO Containers currently in situ on the same location to the side of the Air Operations Centre of Wiltshire and Bath Air Ambulance.  
Applicant: Wiltshire and Bath Air Ambulance **Comments by 5<sup>th</sup> May 2025**
  - d) **[PL/2025/03229](#) Whitley Brow, 178 Top Lane, Whitley, Melksham, SN12 8QU**

Householder Application: Construction of detached garage  
Applicant: Mrs Ginnie Dallard **Comments by 5<sup>th</sup> May 2025**

e) [PL/2025/03261](#) **89 Corsham Road, Whitley, Melksham, SN12 8QF**  
Full Planning Permission: Erection of a new dwelling.  
Applicant: Mr & Mrs Nathan & Claire Hall **Comments by 5<sup>th</sup> May 2025**

f) [PL/205/03656](#) **Bath Road, Shaw, SN12 8EF**  
Removal of Hedgerow: The section of temporary hedgerow removal is required to facilitate a sewer installation project taking place in fields running adjacent to Bath Road. Upon completion of the scheme the section of hedgerow will be replanted as per STD 836.  
Applicant: Mr Tom Ross **Comments by 6<sup>th</sup> May 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/2024/07097](#): **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.

**New comments from Active Travel England, Ecology and Archaeology**

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

**New comment from the Highways Department**

- 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 receive feedback from meeting with Bloor on Wednesday 16<sup>th</sup> April 2025 and consider sending response on S106 requests.**

- 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.

**New comments from Wiltshire Council Arts and Archaeology.**

- 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).

**New comments from Ecology**

- f) [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.

**New Swept Path analysis documents.**

- g) [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.

**New comments from Public Protection (reconsultation no new comments), Wiltshire Council Drainage (object).**

**9. To note Premises Licences decisions:**

- a) **WTF Festival, Oakfield Stadium, Eastern Way, Melksham, SN12 7GU.** Applicant: Jarboom Ltd. Amplified Live Music (Outdoors), Recorded Music, Supply of Alcohol, Fri 20/06/25 & Sat 21/06/25 13:00 – 23:00 Sun 22/06/25 12:00 – 21:00. Open to the public Fri 20/06/25 & Sat 21/06/25 13:00 to 01:00 Sun 22/06/25 12:00 – 23:00

**Decision at Licensing Committee 28<sup>th</sup> April 2025 10.15am at Council Chamber - Council Offices, Monkton Park, Chippenham, SN15 1ER.**

<https://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=204&MId=16325>

- b) **Whitley Golf Club, Corsham Road, Whitley.** Applicant: Jack Nicholas Change permitted hours to sell alcohol from 10am to 8am so 8am to midnight every day. Amend opening hours to 7am start, until midnight, 7 days a week.

**Comments due by 21st April 2025 – awaiting decision**

**10. Proposed Energy Installations**

- a) To consider a response to National Grid Electricity Transmission Compulsory Purchase Order 2025. <https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/cotswolds-project>
- b) **To note response from Fire Service regarding provision of service for Energy Installations**
- c) **To note formal response to Brockleaze BESS (Battery Energy Storage System) public consultation**
- d) **To consider correspondence from the Stop Lime Down Campaign**

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

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

**To consider any queries arising from ongoing negotiations and approve way forward**

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 meeting with the new developer.

v) **To note any S106 decisions made under delegated powers**

b) **Contact with developers:**

- i) To consider meeting with developer at pre-application stage

Copy to all Councillors