



## MELKSHAM WITHOUT PARISH COUNCIL

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Tuesday 27<sup>th</sup> January 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 2<sup>nd</sup> 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=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09&omn=86967040225>

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 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/2025/09917](#) **Land to the east of New Road, Melksham, SN12 7QZ** Outline planning permission: Some matters reserved: Outline permission for the erection of up to 2 self-build dwellings and associated infrastructure, all matters are reserved except for access. Applicant Name: Mr Stuart Little. **Comments By: 9<sup>th</sup> February 2026**
  - b. [PL/2025/08409](#) **Outmarsh Farm, Outmarsh, Semington, Trowbridge, BA14 6JX** Full planning permission: Retrospective application for the siting of a static caravan for temporary residential use in connection with agricultural operations for a period of three years. Applicant Name: Mr Robert Vaughan. **Comments By: 11<sup>th</sup> February 2026**
  - c. [PL/2026/00066](#) **Kays Cottage, 489 Semington Road, Melksham, SN12 6DR** Householder planning permission: Proposed extension over part of the existing single-storey rear extension (Resubmission of application PL/2022/08518). Applicant Name: Mr Paul Williams. **Comments By: 18<sup>th</sup> February 2026**
  - d. [PL/2026/00307](#) **The Heights, 262A Sandridge Hill, Sandridge Common, Melksham, SN12 7QX** Householder planning permission: Single storey rear oak frame extension together with internal reconfiguration. Applicant Name: Mr & Mrs Freeman. **Comments By: 19<sup>th</sup> February 2026**
  - e. [PL/2025/09780](#) **Land to the north of the A3102, Melksham, Wiltshire.** Outline planning permission: Some matters reserved: Outline planning application for the construction of 295 homes; public open space including formal play space and allotments; sustainable drainage systems and associated infrastructure; a 100 place nursery and access points for pedestrians and cyclists. All matters are reserved except for access, the principal point of access is to be provided from a new northern arm onto an improved arrangement of the Eastern Way/A3102 roundabout junction and an emergency access onto the A3102. Applicant Name: Bloor Homes South West **Comments By: 27<sup>th</sup> February 2026**

NOTE: This application has been submitted alongside application ref. PL/2024/10345

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 Urban Design and Landscape.
  - 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

    - To note new comments from Conservation.
    - To note correspondence regarding holistic review of A365 Bowerhill and to consider next steps (if received).
    - To note the meeting with the developer (Hannick) to be held on 11<sup>th</sup> February 2026
  - c. **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

    - No new documents or comments from statutory consultees.
  - d. **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.
  - e. **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

    - To note new comments from Conservation.
    - To note feedback from meeting with Developer held on 27<sup>th</sup> January 2026 and to consider any response. To approve meeting notes (if available).

- f. **[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 documents or comments.
- g. **[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 documents or comments.

## 9. Proposed Energy Installations

- a. Lime Down Solar
  - To note that comments (relevant representations) have been published (<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010168/representations>).
  - To note Wiltshire Council's submitted comments.
- b. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)
  - To note works on Westlands Lane which started 26<sup>th</sup> January 2026 for 9 weeks for both projects
  - To receive feedback from public drop-in sessions:
    - Wednesday 14<sup>th</sup> January about Studley Solar Farm (DNOC for Verdant Energy)
    - Tuesday 20<sup>th</sup> January and Thursday 22<sup>nd</sup> January for Norrington Spring Park Project (Aureos for SSEN Distribution)
  - To consider correspondence from National Grid Electricity Transmissions regarding the impact of the Westlands Lane closure on their traffic management plan.
- c. **[PL/2025/05552](#) Land South of Brockleaze, Neston, Corsham, SN13 9TE.** Full planning permission: Battery Energy Storage System with associated infrastructure.
- d. To receive an update on Wiltshire Council Engagement about Cumulative Impact.
- e. To note and consider response to Future Energy Landscapes consultation (proposals adjacent to northern parish boundary)

## 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 note consultation on changes to NPPF and headlines. Consultation deadline of 10<sup>th</sup> March 2026.

- 11. Premises Licenses applications and decisions:**
- 12. Melksham Link Planning Application**  
To note update from Wilts and Berks Canal Trust (WBCT) on the progress of the update on the Melksham Link
- 13. Street Naming**  
To consider street naming themes for Land to the east of New Road (PL/2025/09917), Land South of Western Way (PL/2025/07391), Land off Corsham Road (Middle Farm) (PL/2024/09725) and Land at Blackmore Farm (PL/2023/11188).
- 14. Appeals**
- a. **Appeal Hearings**
- [PL/2024/10674](#): Land off Woodrow Road – start Tuesday 3<sup>rd</sup> February 2026  
To receive update on parish council’s representation and strategy.
- [PL/2024/07097](#): Land south of Snarlton Farm – start Tuesday 20<sup>th</sup> January 2026
- To note the CIL Compliance Statement, Agreed Conditions and Agreed S106 (23.01.26) – only relevant if appeal upheld
  - To note the appeal decision is expected by 5<sup>th</sup> March 2026 pending call-in to the Secretary of State
- b. [PL/2023/05883](#): **Land to the rear of 52e, Chapel Lane, Beanacre**  
To note appeal decision (if determined)
- c. [PL/2025/08613](#) **Land South of 214B Corsham Road, Whitley**  
To note appeal 6003438 (written representations) and to consider updating comments (deadline **18<sup>th</sup> February 2026**)
- 15. Planning Enforcement: To note any new planning enforcement queries raised and updates on previous enforcement queries.**
- a. Top Lane, Whitley (if response received)
- 16. S106 Agreements and Developer meetings: (*Standing Item*)**
- a. **Updates on ongoing and new S106 Agreements**
- i. Pathfinder Place
  - ii. Buckley Gardens S106 Highways contribution
  - iii. To receive feedback from S106 cemetery contribution requests (if received)
  - iv. To note any S106 decisions made under delegated powers
- b. **Contact with developers:**
- i. To arrange/provide feedback from meeting with new owners of Cooper Tires site related to demolition works.

Copy to all Councillors