



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday 24th June 2025

To all members of the Council Planning Committee: Councillors Richard Wood, Alan Baines, 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 30th June 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=86718310170>

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,

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 (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/2025/04991](#) **Shaw Court, Bath Road, Shaw, Melksham, SN12 8EE**
To fully repair the stone tiled roof
Applicant: Mr Stefano Patacchiola. Comments by **11 July 2025**
 - b. [PL/2025/05108](#) **49 BLENHEIM PARK, BOWERHILL, MELKSHAM, SN12 6TA**
Full Planning Permission: Proposed Conversion of Existing Hair Salon into 2 x 1 Bed Dwellings and Insertion of Dormer Rooflights
Applicant: Mr Ponsford. Comments by **11 July 2025**
 - c. [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. Comments by **18 July 2025**
 - d. [PL/2025/05205](#) **498 Semington Road, Melksham, SN12 6DX**
Householder planning permission: Side extension and alterations to the dwelling house and Alterations to the detached outbuilding.
Applicant: Ms J Lund. Comments by **17 July 2025**
 - e. [PL/2025/05137](#) **SANDRIDGE FARM, BRICK HILL, BROMHAM, WILTSHIRE, SN15 2JL**
Prior Approval - Class Q - Agricultural to Dwellinghouse: Class Q conversion and extension of existing building to create 6 No. dwellings
Applicant Name: Mr & Mrs C Jaggar. Comments By: **17 July 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.

To note new comments from Active Travel England, Natural England, Drainage, Lacock Parish Council and the Environment Agency.

- 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

To note new comment from Public Protection.

To consider any response to feedback given to Wiltshire Council following meeting with developer on 16th June 2025

- c. [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

No new comments or documents to date

- d. [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 comment from the Environment Agency

- e. [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

- 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 comments or documents to date

To note meeting with developer planned for Thursday 3rd July 2025

- 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.

To note the application will be considered at Strategic Planning Committee on 1st July 2025 <https://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=145&MId=16028&Ver=4>

To consider any further comments to be made by Melksham Without Parish Council representative attending.

- h. **PL/2025/03513** Land North of Top Lane, Whitley, Melksham (E388633, N166527)
Permission in principal: Permission in principal for up to 6 dwellings
Applicant: Ms Patricia Eaton

No new comments or documents to date

9. To consider Environmental Permit application EPR/SB3455TZ/A001

Environmental Permit for the remediation of radioactive contaminated land at the former RAF Bowerhill station, Lancaster Road, Bowerhill, Melksham, Wilts, SN12 6SS (former golf course)

10. Premises Licences applications and decisions:

- a. **To receive and consider feedback from WTF Festival on 20th and 21st June at Oakfield Stadium, Eastern Way, Melksham, SN12 7GU**

11. Proposed Energy Installations

- a. **Halfway House Farm, Beanacre proposed Battery Energy Storage System (BESS)**

To consider response to Enray Power consultation regarding the proposal for a BESS. Comments by 3rd July 2025

- b. **Lime Down Solar**: A Targeted Consultation is running from Tuesday 03 June to Friday 11 July 2025

To consider a response to the Targeted Consultation and to consider correspondence from the Stop Lime Down Campaign (deferred from the meeting on 9th June 2025)

- c. **National Grid related to the substation upgrade**

To note meeting planned with National Grid at MWPC offices on Monday 22nd July

Serving rural communities around Melksham

- 12. Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- 13. Planning Policy:**
- a. **Wiltshire's Housing Land Supply Statement**
To consider the implications of the Land Supply Statement
 - b. **Joint Melksham Neighbourhood Plan:**
To note minutes of Neighbourhood Plan Steering Group meeting held on 5th June 2025
 - c. **Wiltshire Council's Draft Local Plan Examination:** To consider any updates
<https://www.localplanservices.co.uk/wiltshirelpexamination>
- 14. 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
 - 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. **To note any S106 decisions made under delegated powers**
 - b. **Contact with developers:**
 - i. **Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504) – reserved matters**
To consider feedback from meeting with developer on 30th June 2025
 - ii. **Land at Bath Road (adjacent to Melksham Oak) - pre-application**
To receive feedback from public consultation held on 16th June 2025 at Oakfield Melksham Town Football Club and consider any formal response.
 - iii. **Land at the former Countrywide Farmers PLC, Bradford Road, Melksham**
To agree attendees at Melksham Town Council Economic Development meeting.
 - iv. **Land at Old Love's Farm, Bath Road, Bowerhill**
To consider feedback from meeting with developer on 30th June 2025
 - v. **To review the list provided to Developers on what the Parish Council would like to see provided.**
To approve the updated list

Copy to all Councillors