



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
Web: www.melkshamwithout-pc.gov.uk

Thursday 30th January 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 **Tuesday 4th February 2025 at 7.00pm** at **Bowerhill Village Hall, Halifax Road, Bowerhill, Melksham SN12 6SN** (Please note a change to the usual venue and day of meeting) 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=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09&omn=81544140332>

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 that reads 'T. Strange'.

Teresa Strange, Clerk



AGENDA

1. **Welcome, Announcements & Housekeeping**
 - a) To note receipt of planning application for **68 dwellings** and formation of new access and associated works **Land north of Berryfield Lane**, SN12 6DT [PL/2025/00626](#) and to consider holding the next Planning Committee meeting when this is considered at a bigger venue
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/2024/11426](#): **Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wiltshire**: Construction of warehouse with office space, parking and associated landscaping including site access. Applicant: Gompels Healthcare Ltd. **(Comments by 31/01/2025 - Note extension arranged).**
 - 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. **(Comments by 14/02/2025)**
 - c) [PL/2025/00086](#): **14 Wellington Drive, Bowerhill, Melksham, SN12 6QW**: First floor extension above existing garage and replacement pitched roof porch canopy. Applicant: Mr & Mrs Brand. **(Comments by 07/02/2025)**
 - d) [PL/2025/00348](#): **289, Sandridge Common, Melksham, SN12 7QS**: Proposed Replacement Rear Single Storey Extension. Applicant: Mr Christopher John. **(Comments by 18/02/2025)**
 - e) [PL/2025/00390](#): **Hedgerow located on each side of existing gate at Bath Road, Melksham, Wiltshire, SN12 8EG**: Section of temporary hedgerow removal is required 1m either side of an existing gate access, therefore 2m total, to facilitate a sewer replacement scheme being undertaken by Wessex Water. The temporary removal is

required to facilitate access for construction machinery to the working area, within the neighbouring fields. Upon completion of the scheme, the hedgerow will be replanted following STD836 standards; a copy of this has been submitted with the hedgerow removal application. Applicant: Wessex Water **(Comments by 18/02/2025)**

- f) [PL/2025/00876](#): **Removal of 4m of hedgerow off A3102, Sandridge Common, Melksham, SN12 7GT**: Partial removal of hedgerow required for widening tower access Applicant: Balfour Beatty **(Comments by 19/02/2025)**
- g) [PL/2025/00936](#): **Removal of 6m of hedgerow Land east of 207 Woodrow Road, Melksham, SN12 7RD** Partial hedgerow removal required to install a 16ft gate Applicant: Balfour Beatty **(Comments by 20/02/25)**
- h) [PL/2025/00873](#): **Removal of 40m of hedgerow Land off A350 Beanacre, Melksham, SN12 7PY** Partial removal of hedgerow required for tower access and culvert installation for EPZ location Applicant: Balfour Beatty **(Comments: 19/02/25)**
- i) **PL/2025/00624**: To note decision made on TPO (Tree Preservation Order) To fell T1 (storm damaged beech) of TPO 2024/00015 Land off Beanacre Road Melksham, SN12 7PU – To allow the removal of any protected tree, which is dead or imminently dangerous, without the need to make a formal Tree Work Application.

7. **Amended Plans/Additional Information:** To comment on any revised/amended plans/additional information on planning applications received within the required timeframe (14 days).

- a) [PL/2024/05921](#): **Land to the north west and south of West Hill Road, Melksham, SN12 8RB** Change of use of land relating to one field north of West Hill Road and one field South of West Hill Road, from agricultural to equestrian, permission for existing stables and horse box and provision of barn for the storage of equestrian equipment. Applicant: Mrs J Almond **(Comments by 18/02/2025)** **To consider amended plans and change to proposal description**

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 note updated request for community facility funding and request for s106 discussions to be held with the parish council.**
- a) [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 **(Comments by: 17/01/2025)**

- b) **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 correspondence received and consider any response if received**
 - b) **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**
 - c) **52e Chapel Lane, Beanacre (Planning Application PL/2023/05883)** Erection of three dwellings, with access, parking and associated works including landscaping. **To note latest Drainage team comments.**
9. To note update **from Lime Down Solar** project and its connection to the national grid at Melksham (Beanacre) substation and the commencement of the latest round of public consultation commencing Weds 29th January <https://www.limedownsolar.co.uk/>
10. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- a) **Land West of Semington Road (Rear of Townsend Farm Phase 1)** (PL/2023/00808) – CEMP v7 now approved (Construction & Environmental Management Plan)
 - b) **Land East of Semington Road (Buckley Gardens)** – complaints of work starting on site before permitted hours and request for signage for Shails Lane due to misdirected deliveries to new occupants
 - c) **Westlands Lane** – lorries using weight restricted bridge – correspondence from statutory bodies
11. **Planning Policy:**
- a) **Joint Melksham Neighbourhood Plan:**
 - i) To approve response to the Examiner, as a qualifying body, agreed by the Melksham Neighbourhood Plan Steering group on Wednesday 29th January to comments raised during the Regulation 16 consultation, which closed on 22nd January .
 - ii) To note Examination commenced on Monday 27th January, and information received from the Examiner related to the programme of Examination.

b) Wiltshire Council Local Plan:

To consider responses received following queries raised with Wiltshire Council on:

- i) how comments submitted to the Wiltshire Local Plan consultation were considered and whether there was any public documentation available detailing any changes to the plan as a result.
- ii) the lack of Employment Land allocated in the Melksham area compared to the anecdotal evidence of local need

c) NPPF (National Planning Policy Framework): To note the Society of Local Council Clerks (SLCC) and the National Association of Local Councils (NALC) review on the National Planning Policy Framework (NPPF) changes made in December 2024

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 note officer report for the Strategic Planning Committee held on Thurs 23rd January and verbal report from attendees**
 - **To note Decision made to approve the application pending negotiations and agreement of the s106 agreement**
 - **To consider feedback from meeting with Gleesons 28th January and with Gleesons & Wiltshire Council on 29th January re s106 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 way forward.
- v) **To note any S106 decisions made under delegated powers**

b) Contact with developers:

Copy to all Councillors