



## MELKSHAM WITHOUT PARISH COUNCIL

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Tuesday 3<sup>rd</sup> 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 9<sup>th</sup> 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=84386887913>

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 (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/2025/03212](#) **Roundponds Farm, Shurnhold, Melksham, SN12 8DF**  
Removal/variation of conditions: Variation of Condition 6 (Approved Plans) of Planning Permission 17/02159/VAR in relation to layout and design of the site  
Applicant: HC ESS3 LIMITED. Comments by **23 May 2025 (extension agreed)**
  - b. [PL/2025/03950](#) **Shaw House, Bath Road, Shaw, Melksham, SN12 8EE**  
Works to a Listed Building: Retrospective application for various internal works and insertion of a leaded light matching that on the principal elevation into the oculus in the Dutch gable end of the early 19th century wing. It is proposed that the morning room is rendered in order to enhance it as one of the higher status rooms on the ground floor.  
Applicant: Mr Craig Bond. Comments by **10 June 2025**
  - c. [PL/2025/04208](#) **Bay Tree Barn, Lower Woodrow, Forest, Melksham, SN12 7RB**  
Full Planning Permission: Retention and extension of stable building to be used as an Alternative Provision of Education (Class F1(a)) and creation of associated parking and a fenced play area  
Applicant Name: Mr S. Law and Ms S. Coleman. Comments by **10 June 2025**
  - d. [PL/2025/04465](#) **Bay Tree Barn, Lower Woodrow, Forest, Melksham, SN12 7RB**  
Full Planning Permission: Extension to an office building, extension of the existing car park  
Applicant Name: Mr S. Law and Ms S. Coleman. Comments by **24 June 2025**
  - e. [PL/2025/04399](#) **Holbrook Dairy Farm, Berryfield Lane, Melksham, SN12 6EH**  
Prior Approval - Class Q - Agricultural to Dwellinghouse: Proposed Agricultural Barn Conversion to Single Dwelling  
Applicant Name: Mr Komosa. Comments by **11 June 2025**

- f. [PL/2025/04158](#) **Melksham Football And Rugby Club, Eastern Way, Melksham, SN12 7GU**  
Full Planning Permission: To enable the area of land known as Melksham Rugby and Football clubs, to hold temporary music events and festivals. Events will last one to four days, with a build phase before and a break phase afterwards. Temporary structures built for the events will include stages, bars, marquee's and other associated festival type structures.  
Applicant Name: Mr Gary Cooke. Comments by **17 June 2025**
- g. [PL/2025/04442](#) **4 MERLIN WAY, BOWERHILL, MELKSHAM, SN12 6TJ**  
Full Planning Permission: Extension and internal alterations to existing industrial unit to provide additional production and storage space  
Applicant Name: Mark Anderson. Comments by **20 June 2025**
- h. **Proposed Base Station upgrade at Vanguard House, Lancaster Road, Bowerhill, Melksham, SN12 6SS (NGRs: E 390931 / N 162354)**

In accordance with planning legislation, the proposed scheme constitutes permitted development and does not require a prior approval/planning application to be submitted to the local planning authority however, a notification letter will be issued to inform them of the operator's intention to utilise permitted development rights for these works.

**We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter (dated 24 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).

- 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.

Comments by **17 June 2025**

**To consider revised documents: Updated application form, covering letter, transport technical note 5, application boundary plan, illustrative masterplan, ecological parameters note, development parameter plan, and flood risk assessment.**

**8. Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.

a. [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 consider additional information: Archaeological excavation plan and comments from Archaeology, Drainage, Highways and Landscape**

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 additional ecology documents.**

**To consider right of ways /footpath improvements**

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 additional hydraulic model and Environment Agency objection**

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.

**No new comments or documents to date**

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).

**No new comments or documents to date**

f. [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.

**No new comments or documents to date**

- g. [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 **Comments by 23<sup>rd</sup> May 2025**

**No new comments or documents to date**

**9. Waiting Restrictions Traffic Regulation Order (yellow lines)**

To consider submitting comments on the proposed Traffic Regulation Order

**10. Premises Licences applications and 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

Licensing Committee Meeting rescheduled for 28<sup>th</sup> May 2025 11.30am

Proposed venue: Kennet Room - County Hall, Bythesea Road, Trowbridge, BA14 8JN.

**To note the outcome of the Licensing Committee Meeting**

**11. Proposed Energy Installations**

- a. **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.**

- b. **National Grid related to the substation upgrade and potential site visit**

**12. Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.

**13. Planning Policy:**

**a. Joint Melksham Neighbourhood Plan:**

- i. To receive update from Joint Neighbourhood Plan Steering group meeting on Thursday 5<sup>th</sup> June 2025 and to note minutes, if available.
- ii. To approve recommendations of the Steering group.
- iii. To note the date of referendum (Thursday 31<sup>st</sup> July).
- iv. To note the following documents:
  - Examiners report
  - Wiltshire Council Decision Statement (proceed to referendum)
  - Joint Neighbourhood Plan 2 referendum version
  - Draft communication materials

- b. **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 agree time of meeting proposed 30<sup>th</sup> June.  
To consider theme for street naming
  - ii. **Land North of Berryfield Lane, Melksham, SN12 6DT:**  
To note date and time of proposed meeting
  - iii. **Land at the former Countrywide Farmers PLC, Bradford Road, Melksham**  
To consider communication from new owners.
  - iv. **To review the list provided to Developers on what the Parish Council would like to see provided.**

**15. Melksham Link Planning Application**

To consider update from Wilts and Berks Canal Trust (WBCT) on the progress of the planning application

**16. Bath Road, Shaw Flood Alleviation Scheme**

To note communication from YTL Construction UK (Wessex Water) regarding sewer upgrades in Bath Road, Shaw expected to start on Monday 9<sup>th</sup> June 2025.

Copy to all Councillors