



MELKSHAM WITHOUT PARISH COUNCIL

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Tuesday 8th September 2026

To all members of the Council Planning Committee: Councillors Richard Wood (Chair of Committee), Alan Baines (Vice Chair of Committee), 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 14th September 2026 at 7.00pm** at **Melksham Without Parish Council Offices (First Floor)**, Melksham Community Campus, Market Place, SN12 6ES to consider the agenda below:

PLEASE NOTE THAT THERE IS WORK BEING UNDERTAKEN IN THE CAMPUS CARPARK SO LEAVE PLENTY OF TIME TO ARRIVE AND FIND A PARKING SPACE AS THERE WILL BE FEWER SPACES AVAILABLE THAN USUAL. YOU MAY NEED TO USE ALTERNATIVE CAR PARKS IN THE AREA.

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=88020988123>

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 where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

5. **Public Participation**

6. **Planning Policy:**

- a. To note new NPPF (National Planning Policy Framework) published on Monday 17th August 2026
- b. To agree statement to be submitted to current and new major planning applications to reflect the new Planning context at national, Wiltshire and local level and professional advice, following principles agreed at Full Council meeting on 7th September 2026.
- c. **Wiltshire Council Local Plan:**
 - To consider additional comments to submit to Local Plan scoping consultation (including detailed questions).
 - To agree who will represent the parish council at future meetings with Wiltshire Council

7. **To consider the following new Planning Applications, including Permission in Principle applications received within the required timeframe (14 days):**

- a. [PL/2026/04916](#) - **Land west of Semington Road, Melksham**. Outline application for up to 225 dwellings, with access from Semington Road, along with public open space and landscape buffers to incorporate existing rights of way and to accommodate the route of the proposed Melksham Link Canal (under separate application W/12/01080/FUL). Demolition and clearance of all existing buildings and structures on the site. All matters reserved other than vehicular access from Semington Road. Applicant name: c/o Savills **Comments by: 1 October 2026**
 - To agree a suitable timescale for meeting with the Developer
- b. [PL/2026/05002](#) - **Car Park North of The New Inn, Semington Road, Berryfield, SN12 6DT** Outline permission with some matters reserved for Proposed 3 New Dwellings & Alteration of Existing Car Park (access only). Applicant name: Harvard Limited. **Comments by: 24 September 2026**

- c. [PL/2026/04901](#) - **10 Birch Grove, Bowerhill, Melksham, SN12 6SB** Householder planning permission Proposed single storey front extension & internal alterations. Applicant name: Mr & Mrs Letchumanan. **Comments by: 16 September 2026**
- d. [PL/2026/02476](#) - **Land North of 16, Berryfield Park, Melksham** Removal/variation of conditions: Variation of condition 5 (Window Acoustic Performance) & 15 (Approved Plans) relating to application 14/05698/FUL. Applicant name: Mr David Robinson. **Comments by: 17 September 2026**
- e. [PL/2026/05437](#) - **Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS** Hedgerow removal notice. The proposed removal of hedgerow is anticipated following the Outline consent approved in 2025 (LPA Ref: PL/2023/11188), as demonstrated in the approved parameters plan, access and temporary construction access plans and ecology figures. Applicant name: BDW Trading Ltd. **Comments by 18 September 2026**
- f. [PL/2026/04556](#) - **39 Bader Park, Bowerhill, Melksham, SN12 6UF**. Householder planning permission Proposed single storey wooden container. Applicant name: Mr Ayres **Comments by: 02 October 2026**
- g. [PL/2026/05225](#) - **Mavern House, Corsham Road, Shaw, Melksham, SN12 8EH**. Full planning permission: Two single-storey extensions and internal alterations, plus the installation of a new fire escape stair, to provide three additional en-suite bedrooms, new reception area, an enhanced main entrance, and improved safety provisions. Applicant name: Welford Healthcare **Comments by: 09 October 2026**

8. 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/2025/07044](#) **Former Countrywide Site, Bradford Road, Melksham**: Full planning permission - Construction of a new discount foodstore, car parking, access and landscaping on land at Bradford Road, Melksham. Applicant: Aldi Stores Ltd. **Comments by: 18 September 2026**

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

- a. [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). Comments by 16th July 2026
 - To note the outcome of the Western Area Planning Committee, on Wednesday 19th August 2026.
- b. [PL/2025/07391](#) - **Land South of Western Way, Melksham, Wiltshire**. 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. Note: Joint Melksham Neighbourhood Plan allocation 7.3

[PL/2026/01378](#) Discharge of Condition 18 (Construction Management Statement) of PL/2022/08504

[PL/2026/01660](#) Discharge of Condition 19 (Noise Protection Scheme) of PL/2022/08504

- c. [PL/2024/10345 \(FULL\)](#) and [PL/2025/09780 \(OUT\)](#) **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
- d. [PL/2026/01555](#) - **Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS**. A reserved matters application (appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure – Reserved Matters pursuant to Outline permission PL/2023/11188 Applicant name: BDW Trading Ltd (David Wilson Redrow South West).
- To note meeting planned with the Developer ahead of Wiltshire Council planning committee. Date to be confirmed
 - To consider submitting comments on PL/2026/05372 Discharge of condition 14 of PL/2023/11188 (Community Hub Concept Plan/Mobility Hub)
 - To note response submitted on the play area specification
- e. [PL/2026/02966](#) - **Blackmore Farm, Sandridge Common, Melksham, SN12 7QS (East of Blackmore)** Outline planning application for the erection of up to 275 dwellings (including affordable housing), associated infrastructure, landscape and biodiversity enhancements, with all matters reserved except for the main access from Sandridge Common. Applicant name: Gleeson Land.
- f. [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
- g. [PL/2026/03551](#) - **Melksham Library, Lowbourne, Melksham**. Wiltshire Council R3 - 55 extra care flats (C3) with ancillary care facilities, landscaping, access drive and parking, and related works including demolition of existing buildings. Applicant: Wiltshire Council. Note: Joint Melksham Neighbourhood Plan site allocation 7.2
- h. [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. Applicant name: The Silverwood Partnership.
- To consider feedback from meeting of Clerk and Planning Officer
- i. [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. Note: Joint Melksham Neighbourhood Plan site allocation 7.5
- To consider correspondence from applicant
 - To consider requesting withdrawal of call-in

10. Tree Preservation Order (TPO)

- a. To consider commenting on the Tree Preservation Order (TPO/2026/00018) for Land North of Bath Road (A365) Melksham (deadline 17th September 2026)
- b. To consider requesting a Tree Preservation Order for trees at Brampton Court, Bowerhill

11. Proposed Energy Installations

- a. Lime Down Solar (LDS)
 - To note Planning Inspectorate updates on the Lime Down Solar Project
<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010168/project-updates>
 - To note the question from the Examining Authority to the applicant about why Whitley was discounted for location of the BESS and the applicant's response.
- b. [PL/2025/05552](#) **Land South of Brockleaze, Neston, Corsham, SN13 9TE**. Full planning permission: Battery Energy Storage System with associated infrastructure.
 - To support and submit the Eleventh Addendum, Addendum 11A and Twelfth Addendum to CAWS Document on Brockleaze BESS
- c. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)
- d. To note Corsham Future Energy Landscape Final report and correspondence with CAWS
- e. To note the Battery Energy Storage System (BESS) Explained document from Regen.
- f. To consider Wiltshire Council response to 12 recommendations from the parish council (if received).

12. Appeals

- a. To note appeal decisions (if determined)
- b. To note the outcome (approval) of the Snarlton Farm appeal (PL/2024/07097) and the letter sent from MP Brain Mathew to the Secretary of State for Housing, Communities and Local Government.
- c. To note the outcome (dismissal) of the 52E Chapel Lane Appeal (PL/2023/05883)
- d. To note start of written representations appeal for 554 Canal Bridge, Semington (PL/2026/02084).
- e. To note the appeal hearing for Whistle Mead Solar Farm (PL/2023/01914) starts on 22nd September at County Hall, Trowbridge.

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

14. S106 Agreements and Developer meetings: (*Standing Item*)

- a. Updates on ongoing and new S106 Agreements
 - i. Pathfinder Place - Updates on S278 and S38 works
 - ii. To note any S106 decisions made under delegated powers

- b. Contact with developers:
 - i. Living Space development behind Townsend Farm, Semington Road
PL/20/07334 (Phase 1) & PL/2022/08155 (Phase 2)
 - To approve the notes of the meeting held with the developer on Tuesday 14th July 2026
 - To note the planned street names for Phase 1
 - ii. Folly Lane and First Lane Shaw/Whitley
 - To approve the notes of the meeting held with the developer on Wednesday 12th August 2026
 - iii. Gompels Warehouse
 - To note meeting arranged ahead of reserved matters application for Tuesday 22nd September 2026 at 4pm
 - iv. Wales and West Gas main replacement
 - To approve notes of meeting held on Thursday 10th September at 10am

- c. Transparency of draft s106 agreements:
 - i. To consider correspondence with Wiltshire Council (if received)
 - ii. To consider clarification sought regarding securing Healthcare, Highway and Community Building contributions.

Copy to all Councillors