MELKSHAM WITHOUT PARISH COUNCIL
Clerk: Mrs Teresa Strange

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Monday 9th November 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 16th November 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=82942726305

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. **To consider the following new Planning Applications, including Permission in Principle applications received within the required timeframe (14 days):**
   a. **PL/2026/07000 - Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham** Reserved Matters application (scale, layout, appearance, landscaping and access) pursuant to Condition 2 of outline planning permission PL/2024/11426, including the discharge of Conditions 5, 7, 8, 9, 10, 11, 14, 16, 17, 18, 19 and 20 Applicant name: Gompels Healthcare Ltd **Comments by 4 December 2026**

   b. **PL/2026/06997 - Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham** Full planning permission: Creation of attenuation basin supporting application PL/2024/11426. Applicant name: Gompels Healthcare Ltd **Comments by 1 December 2026**

   c. **PL/2026/06427 - 32 Lancaster Road, Bowerhill, Melksham, SN12 6QU (Melksham Depot)** Construction of a strategic operational depot for Wiltshire Council, accommodating waste, highways, fleet and streetscene services, together with the relocation of the Household Waste Recycling Centre (HWRC) and provision of a re-use shop. Applicant name: Wiltshire Council **Comments by 20 November 2026**

   d. **PL/2026/06945 (Listed Building Consent) and PL/2026/06826 (Full Planning Permission) - Beechfield House, Beanacre, Melksham, SN12 7PU** Refurbishment, reconfiguration and extension of existing hotel including additional guestrooms, swimming pool works, new spa facilities and glasshouse. Demolition to facilitate development. Landscaping, additional parking and associated works and infrastructure. Applicant name: The Roseate Wiltshire **Comments by 27 November 2026**

      - To approve the notes of the meeting held with the developer on 12th November 2026

   e. **PL/2026/06768 - 485 Semington Road, Melksham, SN12 6DP** Householder planning permission Single storey side extension. Applicant name: Mr & Mrs J Goddard-Wellon. **Comments by 18 November 2026**

f. **PL/2026/06924 - Sandridge Farm, Brick Hill, Bromham, SN15 2JL** Certificate of Lawfulness (Existing Use) for Change of Use of Agricultural Building to a Single Dwellinghouse (Use Class C3). Applicant name: Mr R Keen **Comments by 30 November 2026 [Note: Although Sandridge Farm is in Melksham Without parish, the agricultural building being considered is in the parish of Rowde]**

**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/2024/10345 (FULL) 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 **Comments by 20 November 2026**

- To approve the notes of the meeting with the developer held on 27th October 2026
- To consider commenting on the draft Section 106
- To consider requesting Wiltshire Councillor Holder to withdraw his call-in on both the Full and Outline Planning application (PL/2024/10345 and PL/2025/09780.

b. **PL/2025/07044 Former Countrywide Site, Bradford Road, Melksham.** The construction of a new discount foodstore, car parking, access and landscaping on land at Bradford Road, Melksham. Applicant: Anthony Best Dynamics Limited and Aldi Stores Ltd **Comments by 23 November 2026**

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

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.

b. **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).

- To note the submission of a revised parameter plan which aligns with the condition agreed at the Western Area Planning Committee meeting on 19th August 2026.
- To note that the site is being marketed for sale.

c. **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

- To note the correspondence detailing that application cannot be referred to Committee for determination, and it must therefore be determined under delegated authority.
- To note that Highways have withdrawn their objection to PL/2026/01378 Discharge of Condition 18 (Construction Management Statement)
- To consider any response received to pre-application enquiry ENQ/2026/01882 proposing possibility of alternative highway arrangements in relation to PL/2022/08504 (Outline) and PL/2025/07391 (Reserved Matters)

d. **PL/2026/02458 Land East of Eastern Way, Melksham (Lidl)** Full application for the construction of a new food store (Class E) with associated parking, landscaping, drainage and servicing. The proposed development incorporates: • A single storey building with a total floor space of 2184m2 (GIA) including a net sales area of 1529m2. • 132 car parking spaces including 6 disabled bays, 9 parent and child spaces and 2 electric vehicle charging spaces. • Comprehensive landscaping scheme. • SUDS drainage scheme. Applicant name: Lidl Great Britain Limited

- To consider objection from Urban Design

e. **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).

- PL/2026/05372 Discharge of condition 14 of PL/2023/11188 (Community Hub Concept Plan) - To consider a response to the developer's question on whether the parish council consider a mobility hub is required?
- To consider any response received to pre-application enquiry ENQ/2026/01880 proposing possibility of alternative highway arrangements in relation to outline planning permission PL/2023/11188

f. **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.

- To consider any responses to correspondence about the safeguarding of the Melksham Bypass route

g. **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

h. **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

i. **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 note comments from Conservation and Ecology

j. **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 the response to correspondence about the draft Heads of Terms (v3)

**9. Planning Policy:**

a. **Joint Melksham Neighbourhood Plan (NHP):**

i. To reflect on responses to planning applications for future review of the Neighbourhood Plan (standing item)

b. **Wiltshire Council Local Plan**

i. To approve the notes from the Melksham Area Local Plan round-table meeting held on Monday 26th October 2026

ii. To note feedback from the WALPA meeting held with Spatial Planning on Monday 9th November 2026

iii. To note Wiltshire Council has passed through 'Gateway 1' in the new plan-making process

iv. To note that Wiltshire Council has started gathering evidence to support a Land Supply calculation

v. To consider the Wiltshire Housing Pipeline document prepared by Councillor Richardson

c. **NPPF and National Policy**

i. To note that the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 come into force on 31 October 2026 [National Scheme of Delegation]

https://www.legislation.gov.uk/uksi/2026/854/made

ii. To note that Universal Tilt is a new material planning consideration

https://www.gov.uk/government/publications/the-new-national-planning-policy-framework-letter-to-the-chief-executive-of-the-planning-inspectorate

iii. To note Autumn Budget 2026: (1) Key measures to support housing delivery and (2) Data Centre covenant

10. **Proposed Energy Installations**

    a. **PL/2025/05552 Land South of Brockleaze, Neston, Corsham, SN13 9TE** (outside Melksham Without parish) Full planning permission - Battery Energy Storage System with associated infrastructure. Applicant name: Grenergy Renewables UK Ltd

    b. Lime Down Solar (LDS)

    c. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and, Studley Solar Farm (DNOC for Verdant Energy), and Wales and West gas main replacement program.

    d. To consider correspondence regarding the National Grid Community Benefit scheme eligibility

    e. To consider Wiltshire Council response to 12 recommendations from the parish council (if received).

11. **Appeals:** To note new appeals and appeal decisions (if determined)

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

    - 489a Semington Road

13. **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. Buckley Gardens
        iii. To note correspondence regarding remedial highways work at Bowood View
        iv. To note any S106 decisions made under delegated powers

    b. Contact with developers

    c. Transparency of draft s106 agreements:
        i. To consider correspondence with Wiltshire Council (if received)

Copy to all Councillors