



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Monday 15th June 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 22nd June 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=86924162069>

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/2026/02966](#) - 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. **Comments by: 26 June 2026**
 - b. **[PL/2026/03064](#) - Barns at Beanacre Manor, Beanacre** Listed building consent (Alt/Ext): Repair external cladding and replace floor plus missing doors and windows: Applicant name: Mr Peter Hood. **Comments by: 26 June 2026**
 - c. **[PL/2026/02752](#) - Land North of Melksham Substation, Near Melksham, Wiltshire (Wick Farm)** Removal/variation of conditions: Variation of Conditions 3, 4, 5, 8, 10, 11, 12, 15, 16, 17, 18, 20 of 20/06840/FUL - Construction of a solar farm and battery storage facility together with all associated works, equipment and necessary infrastructure. Applicant name: JBM Solar Projects 13 Ltd. **Comments by: 02 July 2026**
 - d. **[PL/2026/03357](#) - Home Farm, Shaw Hill, Shaw, Melksham, SN12 8EW** Reserved matters planning application for the erection of 2No. dwellings with all matters reserved apart from appearance, landscaping and scale. Applicant name: Mr & Mrs Weaver. **Comments by: 10 July 2026**
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/2024/10345 \(FULL\)](#) 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
- PL/2024/10345 (FULL) – No new documents or comments
 - PL/2025/09780 (OUT) – No new documents or comments
- b. [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).
- No new documents or comments
 - To consider feedback from Wiltshire Council (if received) on scheme revisions
 - To consider alignment of the proposed development with the following sections of Melksham Neighbourhood Plan 2:
 - Policy 5 (Pre-application Community Engagement)
 - Policy 8 (Infrastructure Phasing and Priorities)
 - Policy 11 (Sustainable Transport and Active Travel)
 - Priority Statement 1 (Transport Infrastructure – Bypass)
 - Priority Statement 2 (Levels of Growth and Infrastructure)
- 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.
- No new documents or comments
 - [PL/2026/01378](#) Discharge of Condition 18 (Construction Management Statement) of PL/2022/08504 – no new comments or documents.
 - [PL/2026/01660](#) Discharge of Condition 19 (Noise Protection Scheme) of PL/2022/08504 – no new comments or documents.
- d. [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
- No new documents or comments.
- e. [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. **Comments by 11 June 2026**

- No new documents or comments
 - To consider feedback from Wiltshire Council, if received, regarding access arrangements
- 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 documents or comments
- g. [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.
- To consider responses to recent correspondence (if received)
- h. [PL/2026/02084](#) - **554 Canal Bridge, Semington, Trowbridge, BA14 6JT** Full planning permission: Proposed erection of 1no. high-quality, sustainable, single storey dwelling including car port, home office; new planting and biodiversity enhancement measures.
- To consider any additional comments further to correspondence from applicant

9. Proposed Energy Installations

- a. Lime Down Solar (LDS)
- i. To note Planning Inspectorate updates on the Lime Down Solar Project
<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010168/project-updates>
 - ii. To note the comments submitted to the LDS Planning Inspector on behalf of Melksham Without Parish Council in response to the question on cumulative impact.
 - iii. To note Wiltshire Council's Local Impact Report including an assessment of the Lime Down Solar project with the policies in the Melksham Joint Neighbourhood Plan (page 183)
[EN010168-001245-Lime Down LIR FINAL.pdf](#)
- b. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)
- i. To note the meeting planned with Aureos on Wednesday 1st July at 10am
- c. [PL/2025/05552](#) **Land South of Brockleaze, Neston, Corsham, SN13 9TE**. Full planning permission: Battery Energy Storage System with associated infrastructure.
- No new documents or comments
- d. Wiltshire Council Engagement about Cumulative Impact.
- To consider Wiltshire Council response to 12 recommendations from the parish council (if received).

- 10. 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's Draft Local Plan:**
 - i. To consider any information, if received, on the impact of the withdrawal of the draft Local Plan
 - ii. To note the revised 5-year Land Supply figure from Wiltshire Council
- 11. Appeals**
- a. To note the Planning Inspector's request for further comments on the Snarlton Farm appeal, the comments submitted due to short timescales, and to ratify the cost of advice sought to inform the response.
 - b. To note appeal decisions (if determined)
 - To note the decision to dismiss the appeal for Land South of 214B Corsham Road, Whitley, Melksham (PL/2025/08613 / appeal ref: 6603438) and consider any further comments on current planning applications in light of the decision
- 12. Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- 13.** To consider latest updates and follow up for the build of the development behind Townsend Farm, Semington Road PL/20/07334 (Phase 1)& PL/2022/08155 (Phase 2)
- To note proposed meeting with developers
- 14. S106 Agreements and Developer meetings: (Standing Item)**
- a. **Updates on ongoing and new S106 Agreements**
 - i. Pathfinder Place
 - ii. To note any S106 decisions made under delegated powers
 - b. **Contact with developers:**
 - i) To note the proposed meeting with Bellway on 24th June 2026
 - c) Transparency of draft s106 agreements: to consider correspondence with Wiltshire Council (if received)

Copy to all Councillors