



MELKSHAM WITHOUT PARISH COUNCIL

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Monday 28th 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 5th October 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=88904382813>

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/2026/05489](#) - **The Coach House, 489a Semington Road, Melksham, SN12 6DR.** Full planning permission - Regularisation of Existing C3 Residential Use (Two Bedroom Dwelling), The Coach House, 489A Semington Road, Melksham. Applicant name: Mr Paul Williams. **Comments by: 15 October 2026**
- b. [PL/2026/05281](#) - **2 Brookfield Rise, Whitley, Melksham, SN12 8QP.** Householder planning permission - Erection of a single storey granny annex in garden, to be built with timber on a concrete plinth. Applicant name: Mr Colin Eadie. **Comments by: 15 October 2026**
- c. [PL/2026/05555](#) - **Manor Farm, Sandridge Common, Melksham, SN12 7QT.** Householder planning permission - Two storey and single storey extension to link farmhouse with barn, double garage extension and porch extension. Applicant name: Mr G Walters. **Comments by: 14 October 2026**
- d. [PL/2026/04780](#) - **7 Park Road, Bowerhill, Melksham, SN12 6WG.** Householder planning permission - Erection of a detached timber pergola. Applicant name: Mr & Mrs Benison **Comments by: 19 October 2026**
- e. [PL/2026/05055](#) - **Sandridge House, Sandridge Hill, Sandridge Common, Melksham, SN12 7RL.** Householder planning permission - Erection of a oak framed outbuilding for Incidental Home Gym and Entertainment space. Applicant name: Mr Jack Nethercott **Comments by: 20 October 2026**
- f. [PL/2026/05882](#) - **401 The Spa, Bowerhill, Melksham, SN12 6QL.** Listed building consent (Alt/Ext) - Replacement of the existing polycarbonate conservatory roof with a Guardian Warm Roof insulated tiled roofing system. Applicant Name: Mr Simon Wicks **Comments by: 23 October 2026**

- g. [PL/2026/05878](#) - **46 Wellington Square, Bowerhill, Melksham, SN12 6QX**.
Householder planning permission - Construction of a single-storey side extension to provide ancillary residential annexe accommodation associated with the existing dwelling. Applicant Name: Matthew Plumb **Comments by: 22 October 2026**
- h. [PL/2026/06103](#) – **Land at First Lane, Whitley, Melksham, SN12 8RL** Permission in Principle for erection of 2 No. Self-build Dwellings and Associated Works. Applicant Name: Mr S Rogers **Comments by: 16 October 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).

- 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 7 October 2026**
- To note the updated documentation and changes described in the Cover Letter (10/09/2026), including the reduction in the number of dwellings from 295 to 286, and the change in affordable housing from 40% to 30%.
 - To note the withdrawal of the objection from the Environment Agency.
- 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).
- To approve the notes of the meeting held with the Developer on Tuesday 22nd September 2026.
 - To note the questions regarding the proposed Community Hub to be considered at Full Council on 12th October 2026
 - To note submission, by the parish council, of pre-application enquiry ENQ/2026/01880 proposing possibility of alternative highway arrangements in relation to outline planning permission PL/2023/11188
 - To consider East of Melksham bus strategy, and general Bus Strategy for Melksham, to ensure current and fit for submission to planning applications

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.
- To note developer meeting to be held on 7th October 2026 at 3pm.

- 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). Comments by 16th July 2026
 - To note/consider the concerns raised about the Western Area Planning Committee minutes, the agreed resolution and the parameter plan.
- 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 submission, by the parish council, of 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/2026/02966](#) - **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.
- e. [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
- f. [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
- g. [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.
- h. [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 note correspondence regarding withdrawal of the call-in

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:**
 - To note the additional comments submitted to Local Plan scoping consultation under delegated powers
 - To note the time and date of a meeting with Wiltshire Council, Melksham Town Council and Wiltshire Councillors
 - To note the list of Brownfield sites submitted
- c. To receive feedback from the Wiltshire Area Localism and Planning Alliance (WALPA) meeting held on Tuesday 15th September 2026.

10. 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>
- b. [PL/2025/05552](#) **Land South of Brockleaze, Neston, Corsham, SN13 9TE**. Full planning permission: Battery Energy Storage System with associated infrastructure.
- c. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)
- d. To consider Wiltshire Council response to 12 recommendations from the parish council (if received).

11. Appeals

- a. To note appeal decisions (if determined)
 - i. To note the outcome (dismissal) of the Outmarsh Farm Appeal (PL/2025/08409)
- b. To receive feedback on the appeal hearing for Whistle Mead Solar Farm (PL/2023/01914) attended by Councillor Richardson on behalf of Community Action Whitley and Shaw (CAWS).

12. Public Notice

To consider making a representation on the application for a Goods Vehicle Operator's Licence for CJW Scaffolding (SW) Ltd to from 620 Berryfield Lane

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. Buckley Gardens
 - iii. 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 note traffic management on Semington Road to form a bellmouth entrance to a new residential development
 - ii. Gompels Warehouse
 - To approve the notes of the meeting held ahead of reserved matters application on Tuesday 22nd September 2026
 - iii. Wales and West Gas main replacement
 - To approve the notes of the meeting held on Thursday 10th September
- c. Transparency of draft s106 agreements:
 - i. To consider correspondence with Wiltshire Council (if received)
 - ii. To consider response to request for clarification regarding securing Healthcare, Highway and Community Building contributions, if received.

Copy to all Councillors