



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

First Floor
Melksham Community Campus,
Market Place, Melksham,
Wiltshire, SN12 6ES
Tel: 01225 705700

Email: clerk@melkshamwithout-pc.gov.uk
Web: www.melkshamwithout-pc.gov.uk

Tuesday 1st April 2025

To all members of the Council Planning Committee: Councillors Richard Wood (Chair of Planning), Alan Baines (Vice Chair of Planning), 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 7th April 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=84128956620>

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.
 - c) To note standing Dispensations relating to planning applications.
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:**
 - a) **[PL/2025/02422](#) Holbrook Dairy Farm, Berryfield Lane, Melksham, SN12 6EH**
Prior Approval - Class Q - Agricultural to Dwellinghouse: Prior approval under Part 3 Class Q for a proposed Agricultural Barn Conversion to Single Dwelling.
Applicant: Mr Komosa **Comments by 7th April 2025**
 - b) **[PL/2025/02668](#) Boundary Farm, 620 Berryfield Lane, Melksham, SN12 6EF**
Full Planning Permission: Change of use of 20 square meters from agricultural to B2 commercial with temporary storage tank for stone waste.
Applicant: Sandridge Stone Ltd **Comments by 24th April 2025**
 - c) **[PL/2025/03004](#) 18 Duxford Close, Bowerhill, Melksham, SN12 6XN**
Householder Planning Permission: First Floor Bedroom Extension.
Applicant: Mr & Mrs Draper **Comments by 25th April 2025**
 - d) **[PL/2025/02839](#) 39 Duxford Close, Bowerhill, Melksham, SN12 6XN**
Householder Planning Permission: Proposed First Floor Extension.
Applicant: Mr Ryan Bewley **Comments by 23rd April 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/2024/11426**: Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts: Construction of warehouse with office space, parking and associated landscaping including site access.
To consider additional information: Flood Risk Assessment & SuDS Strategy, Heritage Assessment, Landscape and Visual Impact Assessment, Validation of Employment Numbers, Highways Authority correspondence

To note correspondence with Wiltshire & Bath Air Ambulance.

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

- 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.

To consider feedback from meeting with Catesby 31st March and if any further comments to be submitted

- 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

- 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 note date to meet with Bloor and review revised/amended plans/documents

- d) **PL/2024/09725** Land off Corsham Road, Whitley, Melksham 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 correspondence from Neighbourhood Plan consultants and applicant on this application.

- 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).
- f) **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.
New comments from Public Open Space/Play Area and subsequent correspondence

9. To consider the new Premises Licences:

- a) To note guidance for making representations
<https://www.wiltshire.gov.uk/article/5840/Licensing-Act-2003-guidance>
- b) **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

Comments by 15th April

- c) **Whitley Golf Club, Corsham Road, Whitley.** Applicant: Jack Nicholas Change permitted hours to sell alcohol from 10am to 8am so 8am to midnight every day. Amend opening hours to 7am start, until midnight, 7 days a week.

Comments by 21st April 2025

10. Proposed Energy Installations

- a) To consider submitting a response to the **Brockleaze BESS** (Battery Energy Storage System) public consultation. Greenergy is proposing to build a 450MW BESS at Neston Park Estate, Corsham, SN13 9PQ <https://greenergy.eu/en-uk/projects/brockleaze/>
Public Consultation Weds 26th March to Monday 21st April (NB: outside of the parish boundary)
- b) To note update from **Lime Down Solar** following close of second public consultation ending 19th March and consider accepting an invitation to meet for briefing
- c) **To consider update by CAWS BESS (Community Action: Whitley & Shaw) Working Group on connections to Melksham Substation/s**

11. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- a) **Westlands Lane, Beanacre:** To receive update on current situation
 - b) **Berryfield Lane, Berryfield:** To receive update on current situation
 - c) **Land adjoining to 35 Westlands Lane, Beanacre:** To consider correspondence from resident
12. **Planning Policy:**
- a) **Joint Melksham Neighbourhood Plan:**
 - i) To consider response of Examiner following Examination (if received) and next steps
 - ii) To note approval of funding by Melksham Town Council for this joint project
 - b) **Wiltshire Council's Draft Local Plan Examination:** To note response to the Inspectors' Initial Questions by Wiltshire Council (21st March)
<https://www.localplanservices.co.uk/wiltshirelpexamination>
13. **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 Gleesons
To consider any queries arising from ongoing negotiations and approve way forward
 - 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) **Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504)** To note any updates and consider a way forward.
 - v) **To note any S106 decisions made under delegated powers**
 - b) **Contact with developers:**

Copy to all Councillors